



GRASSROOTS
REALTY GROUP

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713 9th Street
Canmore, Alberta

MLS # A2287085

\$4,150,000



Division: Town Centre_Canmore

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: TC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare development opportunity one block from Main Street in Canmore. Property includes an approved development permit for four tourist-zoned residential units plus two commercial units on the ground floor. Plans feature four spacious 4-bedroom layouts designed for premium short-term rental use. Each unit includes a private rooftop patio engineered for individual hot tubs, maximizing mountain views and guest appeal. Excellent walkability to Main Street shops, restaurants, trails, and amenities. Limited opportunities remain to develop new tourist accommodation this close to downtown, making this an attractive option for investors and developers.