



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

730 2nd Street
Canmore, Alberta

MLS # A2329754



\$2,177,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Off Street, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: n/a

Offered for the very first time, 730 2nd Street is a once-in-a-generation opportunity to secure one of the few remaining redevelopment lots in coveted South Canmore. At a massive 6,574 sq ft parcel right across the street from the Bow River, where riverside walking trails, iconic Three Sisters views, and the best of Canmore living are quite literally at your doorstep. Lived in and loved by the original family since it was built, the charming 1,352 sq ft A-frame offers 3 bedrooms, 2 bathrooms, a bright sun room, an upper deck off the primary bedroom, and a detached 22' x 22' double garage — an exceptionally well-kept, character-filled home you can enjoy today while you design, plan, and permit the custom mountain dream home this exceptional lot deserves tomorrow. Positioned on the quietest corner of 2nd Street, far enough from the buzz of Main Street yet just a short stroll to downtown Canmore's restaurants, shops, and cafés, this is the address that defines the South Canmore lifestyle: morning walks along the Bow River, evening light on the peaks, and the rare privilege of owning land in a neighbourhood where remaining redevelopment opportunities can be counted on two hands. Whether you build now or hold for the future, this is more than a property; it's an irreplaceable investment in your Canmore future and your family's next chapter, in the most desirable location the Bow Valley has to offer. Opportunities like this don't come to market often in South Canmore real estate, this one never has and may never again as a legacy destination.