



**GRASSROOTS**  
REALTY GROUP

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**631 & 633 7th Street  
Canmore, Alberta**

**MLS # A2341579**



**\$4,995,000**

**Division:** South Canmore

**Lot Size:** 0.23 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R2

**Water:** -

**Sewer:** -

**Utilities:** -

Rare Investment Opportunity With Amazing Redevelopment Potential. An exceptional opportunity in the heart of Canmore's highly sought after South Canmore neighbourhood. Ideally positioned just steps from Main Street to the west and Centennial Park to the east, this property offers an enviable combination of convenience, lifestyle and future potential. Enjoy easy access to the Bow River pathways and Canmore's renowned outdoor amenities, while being moments from the vibrant downtown core with its exceptional selection of restaurants, cafes, shops and entertainment. Set on an impressive 9,923 sqft parcel with panoramic mountain views, creating an exciting opportunity for future redevelopment. The property presents potential to subdivide into two R2 lots, thus allowing for 4 semi detached homes, each with their own secondary suite. In the meantime, the existing side by side duplex offers the flexibility to generate rental income as a holding property while you develop your vision and navigate the design and planning process. With South Canmore remaining one of the Bow Valley's most desirable neighbourhoods, redevelopment opportunities of this scale and location are increasingly rare. A unique chance to secure a substantial parcel in one of Canmore's most coveted settings and unlock its future potential. Note: buyers should do their own due diligence with the town of Canmore regarding any plans for redevelopment.