

910 Main Street  
Canmore, Alberta

MLS # A2274917



## \$2,390,000

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,089 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Appliances in "as is" condition

Located at the end of Main Street, this 6,821 sq ft lot with ~75 Main St frontage offers an exceptional opportunity just steps from downtown and within easy walking distance to Riverside Park, the Bow River, and the extensive trail system. The adjoining property at 906 Main St is for sale as well. The well positioned 3,000+ sq ft home features five bedrooms and three full bathrooms, with a flexible layout ideal for families, investors, or shared living arrangements. Multiple separate living areas allow for excellent roommate potential, while bonus attic and lower-level spaces provide added versatility for recreation, storage, or home office use. The property is situated within the Transition Zone under the newly approved Area Redevelopment Plan adopted by the Town of Canmore in July 2025, offering long-term redevelopment and use potential. A rare combination of central location, generous lot size, and future planning upside in one of Canmore's most desirable neighbourhoods. A prime opportunity to secure a central, walkable property with lifestyle appeal today!