

906 Main Street  
Canmore, Alberta

MLS # A2314875



## \$2,095,000

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,627 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	7	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	See Remarks, Separate Entrance		

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

Set on a rare 6,819 sq ft parcel, this property has ~75 feet of Main Street frontage and offers a compelling blend of location, flexibility, and investment appeal just steps from downtown amenities and within walking distance of Riverside Park, the Bow River, and the town's extensive pathway network. Note, The adjoining property at 910 Main St is for sale as well. This property falls within the Transition Zone as outlined in the Town of Canmore's newly approved Area Redevelopment Plan adopted in July 2025. A truly unique offering combining central walkability, diversified income possibilities, and long term planning upside in one of Canmore's most sought after neighbourhoods. The 1,692 sq ft main home includes four bedrooms and two full bathrooms, designed with distinct living areas that lend themselves well to shared occupancy or multi generational use plus there are three detached cabins, each approximately 300 sq ft, creating a variety of excellent opportunities.