



Canmore Development Land For Sale

PRESENTED BY:

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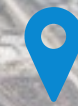
Phone: 403-383-1980



CANMORE ALBERTA

Amazing Development Potential

6-acre parcel with incredible unobstructed views
of the Three Sisters Mountain Range



3 OR 6 ACRES

The property, comprising 6 acres in total, has been subdivided into two parcels of approximately 3 acres each. Prospective buyers have the option to acquire these parcels either jointly or independently.

NATIONAL
REALTY



6 Acre Prime Development Opportunity

- 6-acre parcel zoned for Southern Business District, offering versatile development options
- Impressive 870 feet of frontage, providing excellent visibility and access

1

Site Services at property line

2

Largest privately owned parcel for sale in Canmore, presenting a rare investment opportunity

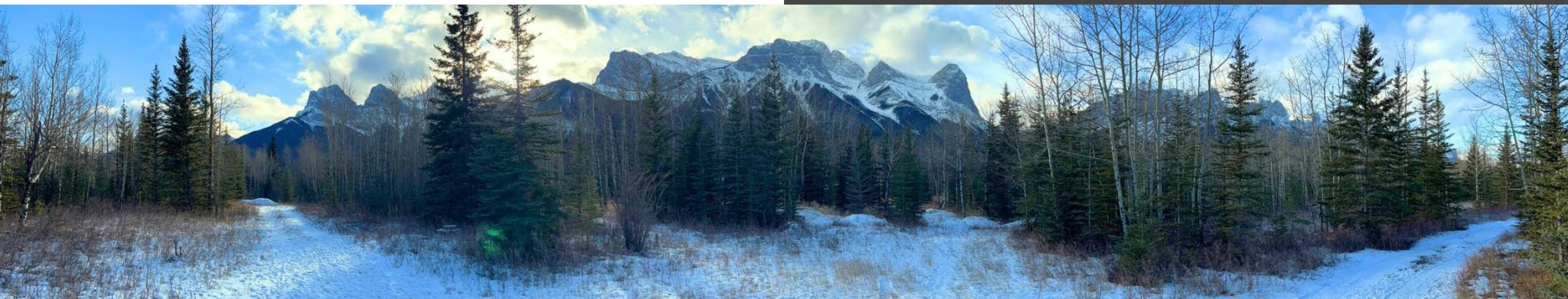
3

Potential for 300 residential units with retail and several amenities.*

4

Unobstructed views of the Three Sisters Mountains, enhancing property value and appeal

* May require rezoning



FIRST CLASS

Development Land



FOR SALE

Lot 4

302 Bow Valley Trail – 2.99 ACRES
PLAN 1710847, BLOCK 1, LOT 4

Lot 5

300 Bow Valley Trail - 3.01 ACRES
PLAN 1710847, BLOCK 1, LOT 5

Lots 4 & 5

6 Acres

List Price

\$24,000,000
(\$4M/Acre)

Current Land Use

Southern Business District



NATIONAL
REALTY



LAND TITLES OFFICE

PLAN NO. _____

ENTERED AND REGISTERED
ON _____

INSTRUMENT NO : _____

A.D. REGISTRAR

CANMORE, ALBERTA

PLAN OF SURVEY
SHOWING A
SUBDIVISION
AFFECTING PART OF
N.W.1/4 SEC.28, TWP.24, RGE.10, W.5.M.

BY: WARREN LIPPITT, A.L.S., 2016



LEGEND

- STATUTORY IRON POSTS FOUND SHOWN THUS
C.L.S. STANDARD (BRASS CAP) POST FOUND SHOWN THUS
STATUTORY IRON POSTS PLANTED SHOWN THUS
ALBERTA SURVEY CONTROL MARKERS (A.S.C.M.) FOUND SHOWN THUS
GLOBAL NAVIGATION SATELLITE SYSTEM
2 METRE LONG METAL MARKER POST
RADIUS
RADIAL BEARINGS
CENTRAL ANGLE OF CURVE
MUNICIPAL RESERVE
ENVIRONMENTAL RESERVE
PUBLIC UTILITY LOT
UTILITY RIGHT OF WAY
FOUND NO MARK
RE-ESTABLISHED
COUNTERSUNK
LEGAL SUBDIVISION
SECTION
TOWNSHIP
RANGE
MARKED
HECTARES
GEO-REFERENCE POINT
- F&L
 - F&L
 - F&L
 - [GNSS]
 - Mo.
 - R
 - (R)
 - Δ
 - MR
 - ER
 - FUL
 - UR/W
 - FL. NO. MR.
 - R=not
 - C.S.
 - L.S.
 - SEC.
 - TWP.
 - RGE.
 - Mo.
 - ha.
 - RP

NOTES:

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF AND ARE BETWEEN SURVEY MONUMENTS UNLESS SHOWN OTHERWISE.
DISTANCES SHOWN ALONG CURVILINEAR BOUNDARIES ARE ARC DISTANCES.
BEARINGS ARE GRID, BASED ON NAD83(ORIGINAL) DATUM, 3TM PROJECTION, REFERENCE MERIDIAN 114° WEST LONGITUDE AND ARE DERIVED FROM GNSS TIES TO ALBERTA SURVEY CONTROL MARKERS 246363 (MKD. 658-92.16) AND 178715 (MKD. 658-92.15).
A COMBINED SCALE FACTOR OF 0.999804 CAN BE APPLIED TO REDUCE DISTANCES TO MEAN SEA LEVEL AND THE PROJECTION PLANE FOR CALCULATION OF 3TM COORDINATES.
STATUTORY IRON POSTS PLANTED MARKED "P279".
AREA AFFECTED BY THE REGISTRATION OF THIS PLAN SHOWN BOUNDED THUS: _____
THE 3TM COORDINATES OF THE GEO-REFERENCE POINT ARE:
NORTHING: 5660853.28
EASTING: -93709.44

SURVEYOR:

NAME: WARREN LIPPITT, A.L.S.
SURVEYED BETWEEN THE DATES OF JUNE 25, 2015 AND DECEMBER 1, 2016 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNERS:

VIRAT SETHI AND ADRA SETHI

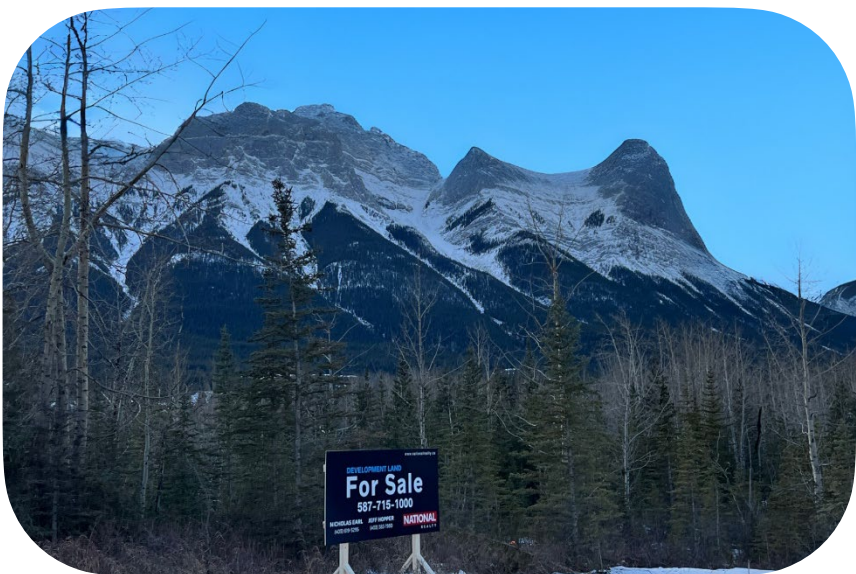
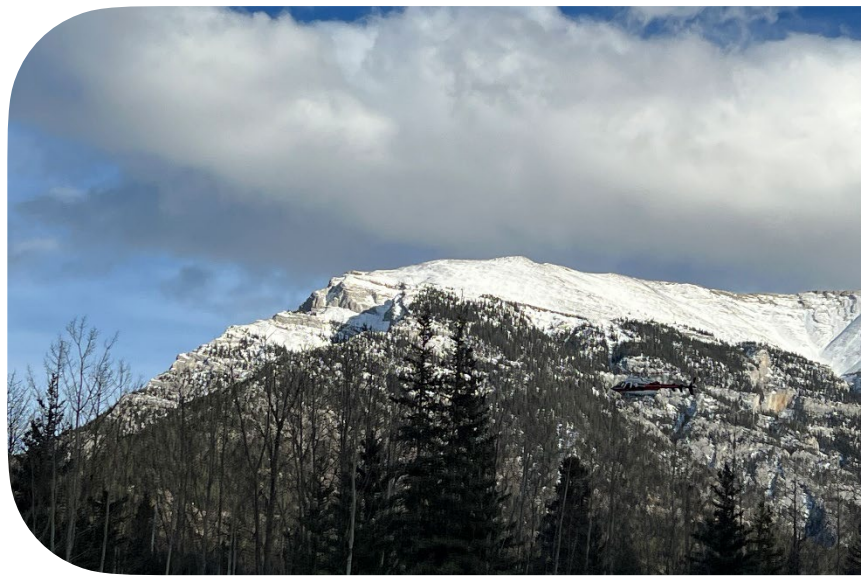
SUBDIVISION AUTHORITY:

SHAW, TOWN OF CANMORE
P.L.S. REG. 00015-004



» Site Plan

STUNNING VIEWS



IN ALL DIRECTIONS

GREAT LOCATION

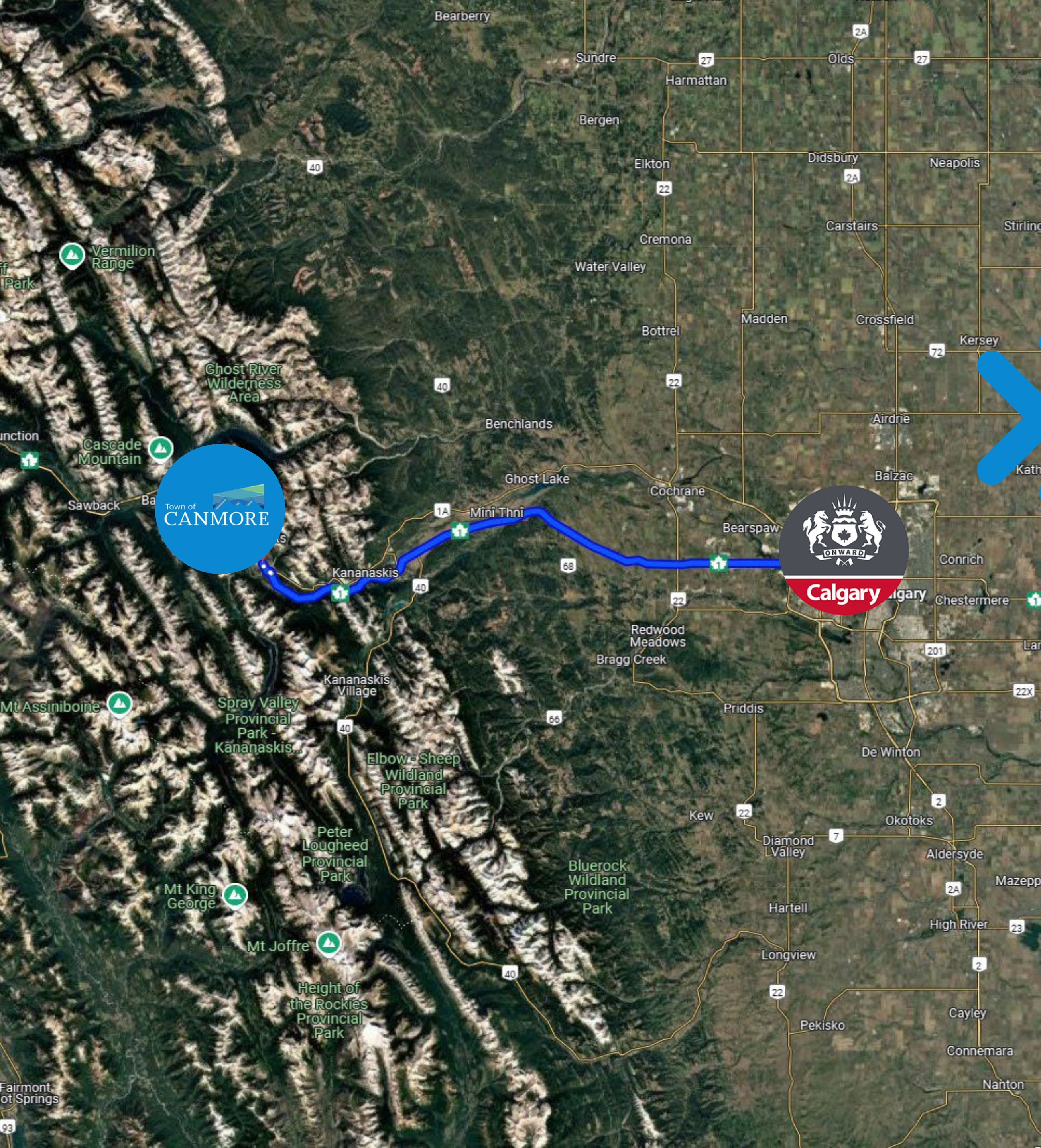
Canmore Town Boundary



WALKING DISTANCE

The property is walking distance to Canmore's town centre.

Destination	Distance	Driving Time
Silver Tip Resort	4 km	8 min
Stewart Creek Golf	6 km	7 min
Canmore Golf & Curling	3 km	8 min
Canmore Nordic Centre	6 km	14 min
Canmore Nordic Spa	2 km	5 min
Banff Town Centre	26 km	25 min
Sunshine Ski Resort	41 km	34 min
Lake Louise Ski Resort	82 km	64 min
Norquay Ski Resort	30 km	25 min
Banff Springs Golf Course	28 km	22 min



CALGARY TO CANMORE

Only 1 hour
and 11
minutes to
Calgary



EASY DRIVE



OUTSIDE
NATIONAL PARK

→ Canmore Alberta Information

Description:

Canmore is a town in Alberta, Canada, located approximately 81 kilometres (50 mi) west of Calgary near the southeast boundary of Banff National Park. It is located in the Bow Valley within Alberta's Rocky Mountains. The town shares a border with Kananaskis Country to the west and south and the Municipal District of Bighorn No.8 to the north and east. With a population of 17,036 in 2023. Canmore is the fifth largest town in Alberta.

Area: 69.5 sq. km

Website(s): <https://www.canmore.ca>



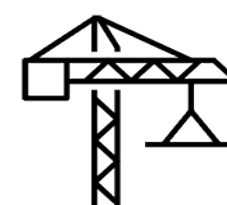
Tourism Hub

Canmore is a business hub for the Arts, Entertainment and Recreation, and Accommodation and Food Services industries.



High Incomes

Canmore has a median family income of \$125,000 compared to the Alberta median of \$96,000.



Major Investment

Destination Canmore has 13 projects cumulatively valued at \$343M completed or under construction.



Population
15,990

➔ Nearby Developments showcase



ACCENT

The Ascent Canmore is a luxury mountain getaway offering one to four-bedroom suites with Nordic-inspired designs, breathtaking views, and resort-style amenities. Located at the Banff Legacy Trail, it blends adventure and indulgence, providing owners the opportunity to enjoy a private retreat while earning income through short-term rentals in Canmore's sought-after market.



STONERIDGE MOUNTAIN RESORT

Canmore's Stoneridge Mountain Resort is a luxurious retreat offering modern upscale accommodations with stunning mountain views, it's the perfect getaway for families, couples, and groups. The resort provides an ideal base for exploration, adventure, and relaxation amidst breathtaking natural beauty.



TAMARACK AT SPRING CREEK

Mountain charm with modern luxury. Mountain Lynx Lodge is the perfect blend of residential and vacation rentals. Single-floor condos and modern chalets in Spring Creek's signature style.

→ Why purchase in Canmore?

Canmore, Alberta, is quickly becoming a premier destination for real estate investors and developers seeking high returns in a vibrant, growing community. Nestled in the heart of the Canadian Rockies, Canmore offers an unbeatable combination of natural beauty, economic vitality, and development opportunities. This mountain town is not only a gateway to some of Canada's most iconic landscapes but also a thriving hub for tourism, hospitality, arts, and entertainment, making it a magnet for visitors and residents alike. Its appeal as both a recreational hotspot and a strong economic performer positions Canmore as a top-tier investment destination.

One of Canmore's most compelling features is its flourishing tourism industry, which drives significant demand for real estate. The town welcomes millions of visitors annually, drawn to its proximity to Banff National Park, world-class ski resorts, and outdoor recreation opportunities such as hiking, biking, and fishing.

Beyond its natural appeal, Canmore has a thriving arts and entertainment scene, making it a well-rounded cultural destination. The combination of tourism and a robust cultural landscape creates a year-round demand for short-term rental properties, hotels, and other hospitality-related developments. For investors, this means reliable revenue streams and high occupancy rates in both residential and commercial real estate markets.

Canmore's local economy is equally impressive, marked by a high median family income of \$125,000. This affluent demographic underpins a strong and stable real estate market, with homeowners and renters willing to pay a premium for quality properties. For developers, this means greater flexibility in designing high-end residential and commercial projects, knowing there is a well-established market for such offerings. Furthermore, Canmore's economy benefits from the diversification brought by its robust arts and tourism industries, ensuring resilience even in economic downturns.

Adding to its investment appeal, Canmore is undergoing significant development, with \$343 million invested in 13 infrastructure and real estate projects. These initiatives reflect the town's long-term growth strategy, offering opportunities to align with its expanding vision while benefiting from an increasingly modernized community.

Canmore's proximity to Calgary provides easy access to an international airport, urban amenities, and a large workforce, making it ideal for permanent residents and short-term tourists. This dual appeal enhances the profitability of both residential and vacation rental properties, further boosting investor returns.

Unlike nearby Banff, which is constrained by National Park regulations, Canmore offers greater flexibility for development. This freedom allows for diverse projects, from large-scale residential developments to innovative mixed-use properties, maximizing returns for landowners and developers alike. With its affluent market, strategic location, thriving tourism, and supportive policies, Canmore presents a rare combination of natural beauty and investment potential.

Contact Us



For more information about this exceptional development opportunity and to explore how it can fit your investment portfolio, please contact National Realty. Our team is ready to provide detailed insights into the property's potential and guide you through the investment process. Reach out today to learn more about this prime 6-acre development land and its amazing potential.

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Phone: 403-383-1980



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CONFIDENTIALITY AGREEMENT
& ACCESS TO DATA ROOM

**We are
your
commercial
real estate
specialists**

National Realty - 250020 Range Road 32 Calgary AB T3Z 1H1

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