

\$10,995,000 - 707 Railway Avenue, Canmore

MLS® #A2262805

\$10,995,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.06 Acres

Town Centre_Canmore, Canmore, Alberta

Flagship Hotel Development Opportunity |
Gateway to Downtown Canmore

This is arguably the most valuable hotel development land in Canmore, a rare 1.06-acre parcel backing directly onto Policeman Creek and facing Elevation Place with unobstructed 360° mountain views that capture the very best of the Bow Valley. Perfectly positioned in the Gateway District, the site offers a blend of natural serenity and urban accessibility, just a 5-minute walk to Main Street and a short drive off the Trans-Canada Highway.

Zoned Gateway Commercial District (GD), the property allows for visitor accommodation, boutique hotel, mixed-use retail, dining, and cultural concepts, presenting unmatched flexibility for a visionary developer or brand looking to anchor their presence in Canmore's luxury tourism market. Imagine a flagship boutique resort as a sanctuary of alpine design and refined hospitality that reflects Canmore's adventurous spirit and world-class setting. The architecture could frame mountain views from every suite, feature a creekside café plus a rooftop wellness spa, and connect seamlessly to the boardwalk trail on the creek and recreation network. With over \$44 million in planned municipal infrastructure upgrades along Railway Avenue and the Downtown ARP, this corridor is poised to become the new heart of Canmore's visitor experience. One of the few remaining parcels legally zoned



for short-term rental and hotel use, 707
Railway Avenue offers both rarity and potential
in a market defined by high demand and
limited supply. A landmark location â€” ready
to define the next chapter of mountain luxury.

Built in 1974

Essential Information

MLS® #	A2262805
Price	\$10,995,000
Bathrooms	0.00
Acres	1.06
Year Built	1974
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	707 Railway Avenue
Subdivision	Town Centre_Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1P2

Additional Information

Date Listed	October 6th, 2025
Days on Market	23
Zoning	GD Gateway Commercial Dis

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.