

\$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 Policemanâ€™s 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 Canmoreâ€™s luxury tourism market. Imagine a flagship boutique resort â€” a sanctuary of alpine design and refined hospitality that reflects Canmoreâ€™s adventurous spirit and world-class setting. The architecture could frame mountain views from every suite, feature a creekside cafÃ© 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 Canmoreâ€™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	1
Zoning	GD Gateway Commercial Dis

Listing Details

Listing Office	MaxWell Capital Realty
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