



CANMORE NEIGHBORHOODS

DOWNTOWN

South Canmore

Located East of Main Street this neighborhood is right next to downtown for shopping, restaurants, coffee shops, art galleries, and yoga studios. The Bow River and Riverside Park are nearby as well as the new Canmore recreation Centre Elevation Place. Lawrence Grassi Middle School and Roundhouse Preschool serve the area.

- Town homes, duplexes, small Miner's houses and new luxurious single-family homes. Land uses are R1, R2 (duplex) and R4 (fourplex)

Town Centre

The downtown area with all the shopping, restaurants, coffee shops, art galleries, and gift stores. This is a great area if you want to be close to everything within just a short walk.

- Mostly multi-residential condominiums with retail on the main floor and parkades underneath, some single-family homes

Lions Park

Located to the West of the Town Centre, Lions Park is a mature, well established neighborhood close to shopping, restaurants and the river trails.

- Primarily single-family homes ranging in age from the early 1960's to newly built

Larch

A quiet mature community west of Lions Park that lies between the Bow River and the Canmore Golf & Curling Club with great access to the river trails while still being close to downtown.

- A mix of older homes and manufactured homes as well as some newer single-family homes

Bow Valley Trail

Situated north of the downtown area and up to the Trans Canada Hwy this area is frequently used by visitors staying in the hotels and condominium units with some retail and restaurants. Tourists will stay here while active in the mountains and at end of the day relax in the heated pools, hot tubs and fitness rooms.



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- Mostly multi-residential condominiums and hotel buildings used for long-term accommodation and short-term vacations. Zoned for Tourist Homes and Visitor Accommodation depending on the length of stay, more affordably priced

Teepee Town

An older area located along Bow Valley Trail and next to the Trans Canada Hwy, it has close access to restaurants and retail amenities.

- Going through redevelopment with some of the older properties being replaced with new hotels and condominium buildings. Planned for townhouses and apartment complexes with retail on some of the main floors

Spring Creek Mountain Village

This new development of higher density multi-residential buildings is located between Policeman's Creek and Spring Creek with trails along the Creekside and within easy walking distance of the Town Centre. Spring Creek has beautiful mountain views on both sides of the valley which draws many short-term vacation users.

- Four storey apartment buildings with some retail on the main floor facing the roadway. Visitor Accommodation is allowed for short-term stays in 200 of the units whereas the remaining are occupied by permanent residents

NORTH SIDE OF THE VALLEY

Cougar Creek

A Canmore family neighbourhood located on north side of the Trans Canada Hwy with homes mostly built between 1982 and 2000. Cougar Creek has the Elizabeth Rummel School as well as coffee shops, restaurants, liquor stores and a convenience store.

- This neighborhood is popular for first time home buyers and families

Benchlands and Eagle Terrace

These two popular family communities are located to the north of Cougar Creek and just across Benchlands Trail. A newer area on the sunny side of the valley overlooking the town and a view across the valley to Ha Ling Peak & Rundle Ridge. Easy access to Cougar Creek and Montane for walking, hiking and mountain biking trails.



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- Town homes and large single-family homes comprise most of the dwellings with some R3 areas for townhouse complexes

Canyon Ridge and Grotto Mountain Village

Located West of Cougar Creek and at the base of Grotto mountain this area built from the early 1980's has large single-family homes, multi-residential condos and some manufactured homes. Full views of the mountain ranges to the South and easy access to biking and hiking trails.

- Mostly residential dwellings that are priced more affordable

Palliser

Alongside the Trans Canada Hwy this local is newer multi-residential buildings that provide close access to the Bow Valley Trail and Town Centre areas.

- These units are typically Affordable Housing renters and Attainable Homes purchasers with rental and down payment assistance

Silvertip

Situated on the North side of the valley adjacent to Silvertip Golf Course this area has full views of mountain ranges to the South. Only minutes to the clubhouse and dining, many homes border the golf course. Hiking and mountain biking trails to Lady MacDonald and Montane Traverse are nearby.

- Luxurious single-family homes over 3,000 sq ft, with some duplexes, large townhomes and apartment-style condos. Lots are still available for custom build mountain homes

SOUTH SIDE OF THE VALLEY

Rundlevue and Hospital Hill

This neighborhood is located just across the Bow River from downtown and borders the Canmore Nordic Centre to the West. A mature community surrounded by forests with direct views of Ha Ling Peak and the Rundle Range.

- Mostly single-family homes and townhouses that are moderately priced, some luxury homes being developed for the location



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Prospect

Adjacent to the Bow River this area has larger homes with full views of the North side of the Valley. The Three Sisters walking path meanders through the neighborhood allowing homeowners to walk to downtown or a longer trek to the Three Sisters Mountain Village.

- Homes in this area were built in the mid 90's to present day, mostly luxury homes in the higher price range

Carey and Homesteads

Carey is a mature Canmore neighborhood with plenty of natural areas blending well with the surrounding forest. As you go closer towards the Bow River the Homesteads are half duplexes and single-family homes becoming more luxurious.

- Newer homes ranging in price from moderate to higher end homes

Peaks of Grassi and Quarry Pines

Located across Three Sisters Drive from Carey and Homestead these are popular family neighborhoods built at the base of Ha Ling Peak and close to Quarry Lake and Canmore Beach.

- Townhouses and semi-detached homes priced more moderately. A large number of legal suites are included in these houses

Three Sisters Mountain Village

This is the largest subdivision in the Town of Canmore stretching from the exclusive gated community of Cairns Landing along the Parkway to the eastern edge of Stewart Creek Golf Course. The area is served by a Catholic and Francophone School, small shops and cafes at Dyrgas Gate, and the Town Trail connecting walking paths to communities to the West. More growth and development are expected with a subdivision plan submitted in Spring of 2021 for additional retail and higher density housing.

- Residential zoning with multi-residential condominiums, townhouses and large mountain style homes