



Canmore Buyer's Guide

What to know before you buy a home, condo or townhome in Canmore, Alberta.

1. Know the market

Spring 2026 averages from the Canmore Real Estate May 2026 newsletter:

- Single-family homes: about \$1.87 million
- Townhomes: about \$1.05 million
- Apartment-style condos: about \$755,000
- Fewer than 25 resale homes with 2+ bedrooms were listed under \$1 million in May 2026. Be ready to move quickly.

2. Decide how you will use it

- Living there full time: declare it as your primary residence with the Town each year (the deadline is December 31).
- Second home: the Town's Livability Tax adds about 0.4% of assessed value per year on homes that aren't a primary residence.
- Rental income: since March 11, 2025, new tourist homes are no longer a permitted use. Existing tourist homes keep their status and need a business licence for each unit.
- Confirm the property's land use and licence status before you offer.

3. Condo and townhome checks

- Reserve fund study and current balance
- Recent board minutes for repairs or special assessments
- Bylaws, including rental and pet rules
- Monthly condo fees and what they cover

4. Your buying steps

- Get pre-approved, including the Livability Tax if it won't be your main home.
- Set up new listing alerts.
- Compare neighbourhoods for sun, views, parking and gear storage.
- Write your offer based on recent Canmore sales, with financing, inspection and condo document conditions.
- After closing, declare your primary residence with the Town if it applies to you.

Get new Canmore listings sent to you first at
mcmillanrealestategroup.ca/canmore-new-listings, or call or text Adam at
403-969-6991.

Sources: Canmore Real Estate, May 2026 newsletter; Town of Canmore Livability Tax Program and Tourist Homes pages. Figures and rules change. Confirm current rules with the Town of Canmore. General information only, not legal or tax advice.