



PEAKS AND VALLEYS

LIFESTYLES IN THE CANADIAN ROCKIES

SPRING, 2005

Canmore, Alberta, Canada

The town of Canmore, bathed in the splendor of the Canadian Rockies, offers residents and visitors a destination steeped in colourful history, beautiful scenery, a variety of wild life, an abundance things to do winter and summer, and an environment that nurtures physical and emotional health and wellness.

Canmore is situated between two well-known and well-protected wilderness areas: Banff National Park and Kananaskis County. The Bow River runs through the townsite, and Mount Lady MacDonald, Ha Ling Peak, and the Three Sisters are but a few of the breathtaking mountain views that surround the community.

The numbers of international visitors and homeowners continue to increase as people from other countries are drawn by the surroundings, lower prices, and favorable exchange rates. Access is excellent, with the City of Calgary and an international airport only an hour away via bus or car on the Trans Canada Highway.

The one-time coal-mining community has matured into a world-class resort destination over the past decade, with excellent amenities and opportunities for investments including homes, weekend condominiums, businesses, and property. This tremendous growth is twinned with a deeply embedded desire within the community to protect and honour the physical and wildlife environment that has drawn so many visitors and residents to this special place.

In future issues of this newsletter, we will tell you more about the pristine community of Canmore...what it has to offer summer and winter, some of its history, and what makes it appealing to residents, visitors, and investors.

If you would like to receive an email copy of this newsletter, let me know and I will be pleased to add you to the emailing list. And if you want more information about visiting or living in Canmore, email me with your questions and I'll be pleased to forward information and links that will be helpful to you.

Canmore Statistics and demographics*

Population

Permanent	11,458
<u>Non-permanent</u>	<u>2,763</u>
Total	14,221

Non-permanent population is growing and could eventually make up as much as 1/3 of total population.

Age distribution

Most of the population is in the age range of 25-64.

Education

65% with more than high school training/education

Housing

Average selling price: \$347,197 CAN

Tourism

746,866 in 2004 - only includes non-residents entering Alberta directly:

- 520,867 from USA
- 95,843 from UK

*Taken from Community Census 2003, Stats Canada, Canmore Community Monitoring Report & Bow Valley Labour Market Review



Perry Blaeser and Maryanne Kamenka

Century 21 Nordic Realty

info@banffhomes.com

1-888-355-8333 (North America)

0800 404 96 59 (UK)