

# \$949,000 - 4528 Bowness Road Nw, Calgary

MLS® #A2215444

**\$949,000**

2 Bedroom, 1.00 Bathroom, 1,056 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

## UNLOCK THE POTENTIAL OF CALGARY'S NEXT GREAT URBAN DEVELOPMENT

Are you looking for a project that sits at the heart of Calgary's urban evolution? This is your chance to secure a 100 x 120 ft parcel of M-U1 F4.5 H22-zoned land on vibrant Bowness Road-right where city-building momentum, community amenities, and investment opportunity converge. **WHY THIS SITE? STRATEGIC ZONING & FLEXIBILITY**

The M-U1 (Mixed Use - General) zoning with a Floor Area Ratio of 4.5 and a height allowance up to 22 meters enables a wide range of redevelopment options, including mixed-use, residential, and commercial configurations.

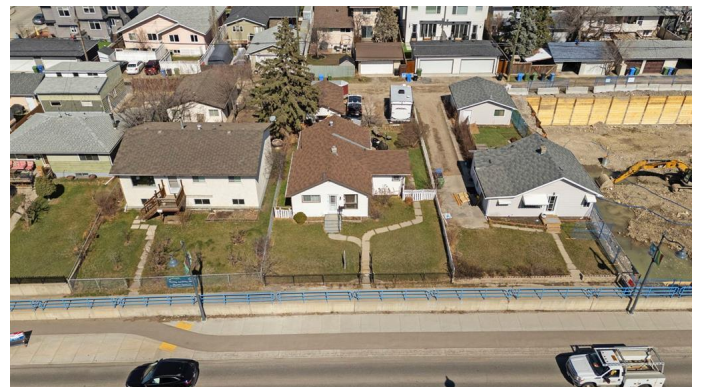
This flexibility empowers you to tailor your project to market demand and community needs. **PRIME MAIN STREET LOCATION**

Located along Bowness Road, an area designated as a Neighbourhood Main Street in Calgary's Municipal Development Plan, this site is adjacent to numerous successful projects and enjoys the benefits of recent infrastructure and public realm investments.

The corridor is a focal point for growth, walkability, and city vibrancy. **OUTSTANDING REDEVELOPMENT POTENTIAL** • 20 new townhomes-ideal for families and urban professionals seeking ground-oriented living.

• Up to 54 multifamily apartment units-capitalize on the demand for quality rental or condominium housing in a rapidly intensifying corridor.

• Mixed-use retail and commercial at



grade-activate the streetfront and generate additional income streams, aligning with city goals for lively, people-oriented main streets.

• Surrounded by Amenities and Connectivity

Residents will enjoy immediate access to parks, schools, shops, transit, and the Bow River pathway, making this a highly desirable address for a diverse range of tenants or buyers.

• Supported by City Policy and Market Trends

The Bowness Area Redevelopment Plan and recent city-initiated land use amendments are designed to accelerate approvals and encourage private investment, ensuring your project aligns with Calgary's vision for sustainable, complete communities. WHY INVEST HERE ?

• Strong Market

Fundamentals: The area is forecasted for significant population and job growth, with city policies targeting increased density and mixed-use vibrancy along Bowness Road.

• Built-in Demand: The neighbourhood is a magnet for young professionals, families, and downsizers seeking urban living with character and convenience.

• Proven Success: Adjacent developments have demonstrated the viability and appeal of this corridor, offering valuable benchmarks for your own project. YOUR NEXT STEPS -

Explore the various redevelopment strategies we've proposed for this site-from boutique townhome clusters to mid-rise multifamily or mixed-use concepts. We're ready to share market data, financial models, and design options to help you choose the best path forward for your investment. Opportunities like this-where zoning, location, and city-building momentum align-are rare.

Let's discuss how you can be part of the next chapter for Bowness Road.

• Call today!

Built in 1950

### Essential Information

MLS® #	A2215444
Price	\$949,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,056
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4528 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0B1

### Amenities

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
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Lot Description	Back Lane, City Lot, See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	7
Zoning	MU-1

### **Listing Details**

Listing Office	CIR Realty
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