

# \$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

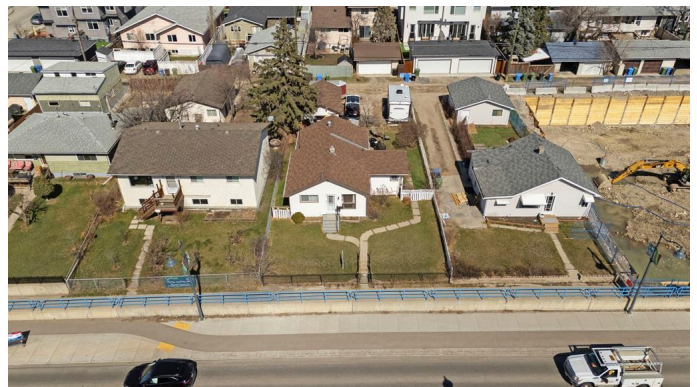
Located along Bowness Road, an area designated as a Neighbourhood Main Street in Calgary's Municipal Development Plan, this site is adjacent to numerous successful projects and enjoys the benefits of recent infrastructure and public realm investments.

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 |
|-------------------|------|

|                 |                                  |
|-----------------|----------------------------------|
| 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 | 5                |
| Zoning         | MU-1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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