

# \$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

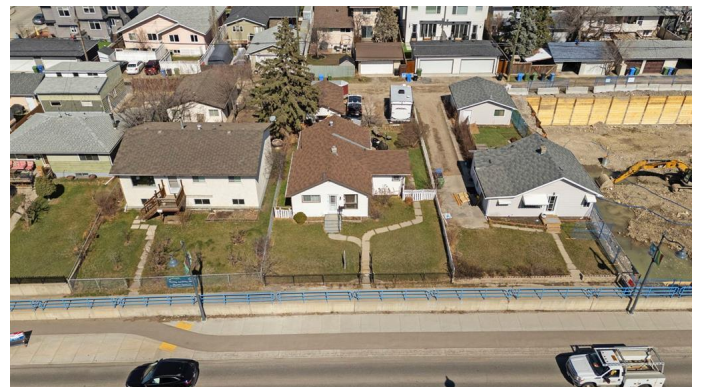
Located along Bowness Road, an area designated as a Neighbourhood Main Street in Calgary's Municipal Development Plan, this site is adjacent to numerous successful projects and enjoys the benefits of recent infrastructure and public realm investments.

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	2
Zoning	MU-1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.