

\$725,000 - 4732 Bowness Road Nw, Calgary

MLS® #A2198410

\$725,000

0 Bedroom, 0.00 Bathroom,
Land on 0.14 Acres

Montgomery, Calgary, Alberta

Seize this remarkable chance to acquire a prime MU-1 50 X 120 lot and bring your vision to life with the construction of the following Mixed-use building- a multi-story structure with commercial spaces on the ground floor and residential units above, creating a lively street atmosphere while addressing housing needs. Consider developing a series of townhouses or row houses, offering affordable options for families and individuals in a mixed-use setting. Live-work units- Design innovative spaces that blend residential living with commercial functions, perfect for professionals looking to operate a business from home. Small Retail or Office Space- Construct a boutique retail or office space to support local businesses, caf  s, or professional services, enhancing the community's economic landscape. Explore the possibility of creating facilities for community services, such as a daycare, community center, or health service center, that would greatly benefit local residents. Montgomery is a thriving neighborhood with an array of amenities just a short walk away, including shopping at Market Mall, a diverse selection of restaurants, and the scenic Bowness Park along the Bow River. Additionally, you  ll have quick access  whether by transit or vehicle  to the majestic Rocky Mountains, Canada Olympic Park, Winsport, the University of Calgary, and both the Children  s and Foothills Hospitals. The area is experiencing a surge of new families and positive growth.



THE PLOT OF LAND :
VISUALIZING YOUR NEXT PROJECT HERE



Essential Information

| | |
|-----------|------------------|
| MLS® # | A2198410 |
| Price | \$725,000 |
| Bathrooms | 0.00 |
| Acres | 0.14 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4732 Bowness Road Nw |
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B0B4 |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

Additional Information

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|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 67 |
| Zoning | MU-1 |

Listing Details

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|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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