\$745,000 - 4732 Bowness Road Nw, Calgary

MLS® #A2198410

\$745,000

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, cafés, 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 accessâ€"whether by transit or vehicleâ€"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.







Essential Information

MLS® # A2198410

Price \$745,000

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

Date Listed March 6th, 2025

Days on Market 64

Zoning MU-1

Listing Details

Listing Office LPT Realty

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