

\$749,000 - 4732 Bowness Road Nw, Calgary

MLS® #A2198410

\$749,000

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	\$749,000
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	45
Zoning	MU-1

Listing Details

Listing Office	LPT 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.