

**4528 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2215444**



**\$949,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Montgomery                       |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,056 sq.ft.                     | <b>Age:</b>   | 1950 (75 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, See Remarks |               |                   |

|                    |                         |
|--------------------|-------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas |
| <b>Floors:</b>     | See Remarks             |
| <b>Roof:</b>       | Asphalt                 |
| <b>Basement:</b>   | Finished, Full, Suite   |
| <b>Exterior:</b>   | Wood Frame              |
| <b>Foundation:</b> | Poured Concrete         |
| <b>Features:</b>   | See Remarks             |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | MU-1 |
| <b>Utilities:</b> | -    |

**Inclusions:** None

**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!