

# \$979,900 - 4503 Bowness Road Nw, Calgary

MLS® #A2252614

**\$979,900**

3 Bedroom, 1.00 Bathroom, 666 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

MU-1 f3.0 h16 | 50x120 FT CORNER LOT.

This is your opportunity to shape the future of one of Calgary's most dynamic inner-city corridors. Situated on a prominent corner along Bowness Rd NW, this 50x120 ft parcel offers exceptional potential for developers looking to capitalize on the city's push for vibrant, walkable, mixed-use communities. With MU-1 f3.0 h16 zoning, the site offers the ideal balance of density, flexibility, & neighborhood integration, making it perfectly suited for a range of residential & commercial redevelopment options. CORNER LOT ADVANTAGE " MAXIMUM VISIBILITY & DESIGN FLEXIBILITY. This high-exposure corner lot enhances architectural possibilities, increases natural light, & offers dual street frontage"ideal for activating both facades with retail, townhomes, or a signature multifamily entrance. Corner sites like this are increasingly rare in inner-city redevelopment & provide long-term value through visual prominence & efficient site access. MU-1 ZONING " INFILL-FRIENDLY & FLEXIBLE. Zoned MU-1 with a 3.0 Floor Area Ratio & a maximum building height of 16 metres, this site allows developers the freedom to build up to 18,000+ sq ft (depending on design). Permitted uses include multi-family apartments or condominiums, street-oriented townhomes, live/work units, & boutique medical, office, or retail. This zoning supports a versatile mixed-use format aligned with Calgary's long-term l& use strategy & provides the



flexibility to adapt to changing market dem&s.

BOWNESS ROAD NW " A  
NEIGHBOURHOOD MAIN STREET ON THE  
RISE. Located within a designated  
Neighbourhood Main Street in the Calgary  
Municipal Development Plan, the site benefits  
from public investment, infrastructure  
improvements, & strong community  
engagement. The area is surrounded by  
shops, parks, transit, schools, & the Bow River  
Pathway, making it one of Calgary's most  
desirable growth corridors. Directly across the  
street, a 176-unit condo is  
underway"boosting density and foot traffic  
that could support two retail bays on this lot.

DEVELOPMENT POTENTIAL. Subject to city  
approval, redevelopment options include  
mid-rise residential with 12"18 units, a  
mixed-use building with retail at grade &  
housing above, or ground-oriented townhomes  
designed for families, working professionals, or  
downsizers. A site-specific design could  
incorporate rooftop patios, green features, &  
modern architecture to maximize value.

Calgary's continued westward population  
growth & strong dem& for urban living outside  
the downtown core position this site perfectly  
to meet both investor goals & community  
needs. WHY INVEST HERE? Proven area  
growth with strong absorption in adjacent  
developments. Built-in dem& from  
professionals, families, & downsizers seeking  
urban lifestyle. Excellent transit connectivity &  
walkable access to amenities support higher  
density. City-backed redevelopment vision  
offers long-term upside. Corner exposure  
makes this a rare infill with curb appeal &  
strong development potential.

Built in 1951

## Essential Information

MLS® #

A2252614

|                |             |
|----------------|-------------|
| Price          | \$979,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 666         |
| Acres          | 0.14        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4503 Bowness Road Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0A9              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Full, Partially Finished                   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 58                   |
| Zoning         | MU-1 f3.0h16         |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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