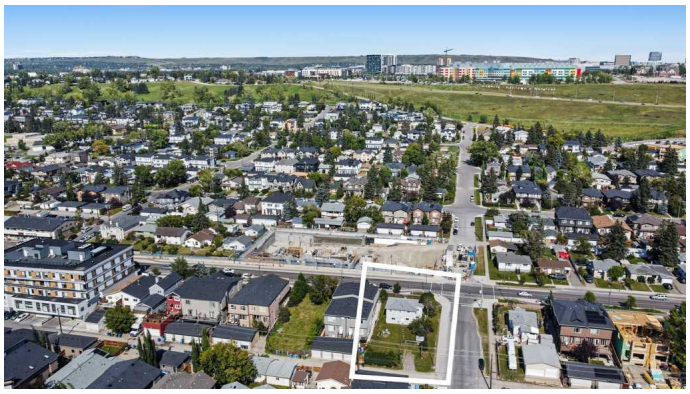
$979,900 - 4503 Bowness Road Nw, Calgary

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 Calgaryâ€™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 cityâ€™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 â€“ MAXIMUM VISIBILITY & DESIGN FLEXIBILITY. This high-exposure corner lot enhances architectural possibilities, increases natural light, & offers dual street frontageâ€”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 â€“ 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 Calgaryâ€™s long-term l& use strategy & provides the

flexibility to adapt to changing market dem&s. BOWNESS ROAD NW â€“ 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 Calgaryâ€™s most desirable growth corridors. Directly across the street, a 176-unit condo is underwayâ€”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 12â€“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. Calgaryâ€™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	5
Zoning	MU-1 f3.0h16

Listing Details

Listing Office	eXp Realty

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