

# \$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
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## Additional Information

Date Listed	March 6th, 2025
Days on Market	50
Zoning	MU-1

## Listing Details

Listing Office	LPT Realty
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