# \$725,000 - 4732 Bowness Road Nw, Calgary

MLS® #A2198410

## \$725,000

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, cafés, 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 accessâ€"whether by transit or vehicleâ€"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.







#### **Essential Information**

MLS® # A2198410

Price \$725,000

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 78

Zoning MU-1

## **Listing Details**

Listing Office LPT Realty

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