

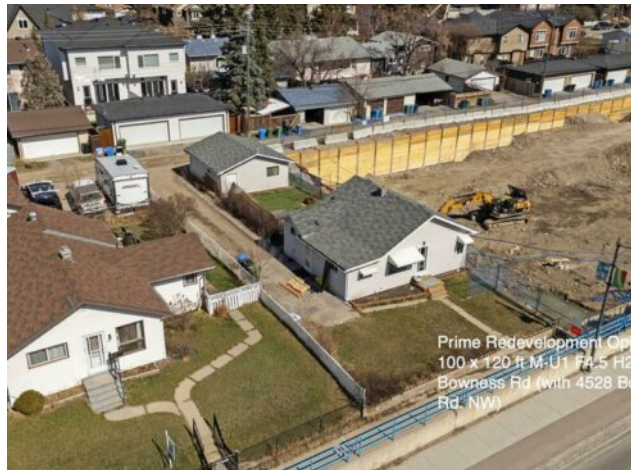


GRASSROOTS
REALTY GROUP

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4524 Bowness Road NW
Calgary, Alberta

MLS # A2215470



\$949,000

| | | | |
|-----------|----------------------------------|--------|-------------------|
| Division: | Montgomery | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,224 sq.ft. | Age: | 1950 (75 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, City Lot, See Remarks | | |

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

| | |
|------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | MU-1 |
| Utilities: | - |

Inclusions: N/A

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!