



**4503 Bowness Road NW
Calgary, Alberta**

MLS # A2294480



\$1,069,900

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	666 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

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 land use strategy & provides the flexibility to adapt to changing market demands. 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 demand 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 demand 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.