



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4732 Bowness Road NW
Calgary, Alberta

MLS # A2198410



\$699,000

Division: Montgomery

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: MU-1

Water: -

Sewer: -

Utilities: -

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 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.