

4503 Bowness Road Calgary Alberta

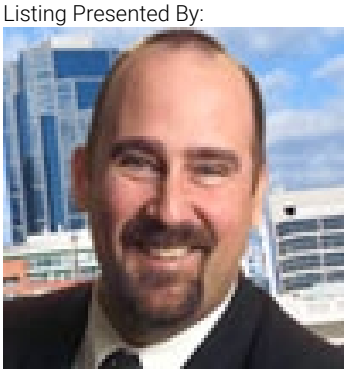
$1,039,900

RARE MU-1 CORNER SITE -- 50x120 FT ON MONTGOMERY'S RISING MAIN STREET. Shovel-worthy redevelopment opportunity in one of Calgary's most active inner-city growth corridors. This high-exposure corner parcel carries MU-1 f3.0 h16 zoning -- 3.0 FAR, 16m height -- allowing 18,000+ sq ft of buildable area (subject to design and city approval). With a 176-unit condo development already underway directly across the street, the density, foot traffic, and momentum are arriving now.THE CORNER ADVANTAGE: Dual street frontage unlocks superior architecture -- activate both facades with retail bays, a signature multifamily entrance, or street-oriented townhomes. Corner exposure means natural light on two sides, efficient site access, and lasting visual prominence -- a combination increasingly rare in inner-city Calgary.FLEXIBLE MU-1 ZONING: Build mid-rise residential (12-18 units), mixed-use with retail at grade, live/work units, or boutique office/medical -- a format aligned with Calgary's Municipal Development Plan and adaptable to changing market demand.A NEIGHBOURHOOD MAIN STREET ON THE RISE: Designated in Calgary's MDP for public investment and infrastructure improvement, surrounded by shops, parks, schools, transit, and the Bow River Pathway. Strong absorption in adjacent developments confirms built-in demand from professionals, families, and downsizers seeking urban living outside the core. Location, zoning, exposure, and timing -- this corner checks every box for your next infill project. (id:6769)

Family room 11.08 Ft x 9.33 Ft
Laundry room 9.50 Ft x 7.08 Ft
Bedroom 20.58 Ft x 9.58 Ft
Furnace 7.58 Ft x 6.75 Ft
Storage 7.33 Ft x 5.75 Ft
Living room 15.00 Ft x 12.00 Ft
Kitchen 11.83 Ft x 9.75 Ft

Dining room 6.75 Ft x 4.75 Ft
Foyer 6.25 Ft x 5.67 Ft
Other 7.33 Ft x 5.92 Ft
Primary Bedroom 12.00 Ft x 8.75 Ft
Bedroom 9.83 Ft x 6.83 Ft
3pc Bathroom 7.75 Ft x 5.50 Ft

Listing Presented By:



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