

\$979,900 - 4503 Bowness Road Nw, Calgary

MLS® #A2252614

\$979,900

3 Bedroom, 1.00 Bathroom, 666 sqft
Single Family on 0.14 Acres

Montgomery, Calgary, Alberta

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 l& 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. (id:6289)

Built in 1951

Essential Information

Listing # A2252614

Price	\$979,900
Bedrooms	3
Bathrooms	1.00
Square Footage	666
Acres	0.14
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4503 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B0A9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Stove, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 23rd, 2025 at 10:01pm PDT