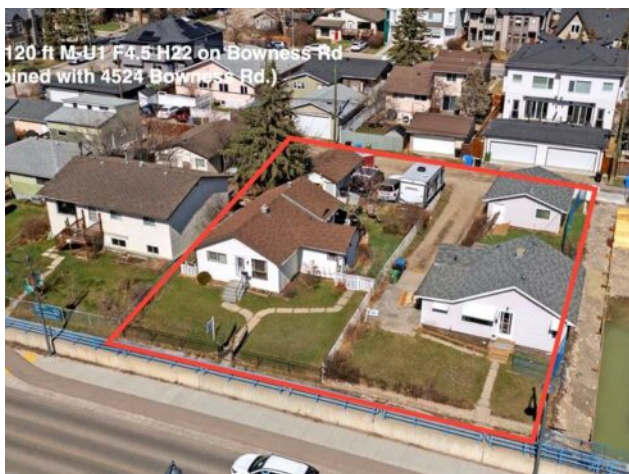


4528 Bowness Road NW  
Calgary, Alberta

MLS # A2215444



# \$949,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 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: None

**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!