4503 Bowness Road NW

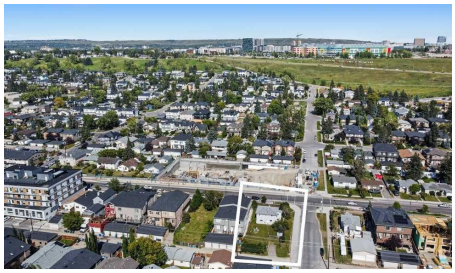
Calgary | Active | MLS® A2335946

$1,039,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1951**	**666 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335946
Bedrooms	3
Bathrooms	1
Year Built	1951
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	666 sq. ft.
Below Grade Finished Area:	712 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	7
Year built:	1951 (Age: 75)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	5439FW
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 15' × 12' ·
Main Floor	Kitchen · 11'10" × 9'9" ·
Main Floor	Dining Room · 6'9" × 4'9" ·
Main Floor	Foyer · 6'3" × 5'8" ·
Main Floor	Other · 7'4" × 5'11" ·
Main Floor	Bedroom - Primary · 12' × 8'9" ·
Main Floor	Bedroom · 9'10" × 6'10" ·
Basement	Family Room · 11'1" × 9'4" ·
Basement	Laundry · 9'6" × 7'1" ·
Basement	Bedroom · 20'7" × 9'7" ·
Basement	Furnace/Utility Room · 7'7" × 6'9" ·
Basement	Storage · 7'4" × 5'9" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Corner Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MU-1 f3.0h16
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4503-bowness-road-nw-calgary-a2335946/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.