4511 Bowness Road NW

Calgary | Active | MLS® A2338646

$949,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

VACANT LAND | NO DEMOLITION REQUIRED | DEVELOPMENT OPPORTUNITY Exceptional development opportunity in one of Calgary’s up-and-coming communities! This 50’ x 120’ vacant parcel is zoned MU-1 F3.0 H16, offering excellent flexibility for a mixed-use project. The site slopes toward the rear lane and may accommodate up to 15 above-grade parking stalls, subject to design and City approval. A proposed development concept includes approximately 1,000 sq. ft. of main-floor commercial space, along with 14 residential units: 1 one-bedroom, 10 two-bedroom, and 3 three-bedroom units. The concept provides for a total of **15 residential/commercial units and 15 parking stalls. Located in a high-traffic area with excellent visibility and exposure, this property offers strong potential for both commercial and residential income. An outstanding opportunity for builders, developers, and investors looking to capitalize on Calgary’s continued growth. Amazing location, close to The River, U of C, Foothills Hospital, public transit, parks and shops! All proposed uses, unit counts, parking, and development plans are subject to City of Calgary approval.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2338646
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Bathrooms:	- (Full:-, Half:-)
Plan:	5439FW
Ensuite:	No
Garage:	No
City Quadrant:	Northwest
Community:	Montgomery
Inclusions:	N/A

Restrictions:	None Known
Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MU-1 f3.0h16
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4511-bowness-road-nw-calgary-a2338646/

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

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