



**4535 Bowness Road Road NW
Calgary, Alberta**

MLS # A2320695

\$800 per month



Division: Montgomery

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 100 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: negotiable

Located within an established professional studio, this private room offers an excellent opportunity for a wide range of businesses seeking a clean, professional, and welcoming workspace. The fully enclosed room provides privacy and a quiet environment, making it ideal for lash artists, estheticians, skincare professionals, cosmetic tattoo/PMU artists, massage therapists, wellness practitioners, consultants, creative professionals, small office users, and any licensed business that would benefit from a private treatment or office space. Rent includes heat, water, electricity, high-speed internet, access to a shared kitchen and waiting area, convenient ground-floor access, and a professional, well-lit, photo-friendly interior. Tenants may also benefit from existing client traffic within the studio as well as opportunities for cross-referrals and business collaboration.