



GRASSROOTS
REALTY GROUP

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2023 20 Avenue
Bowden, Alberta

MLS # A2328766



\$750,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 3,433 sq.ft.
Zoning: C1

Heating: Natural Gas
Floors: -
Roof: Metal
Exterior: Metal Siding
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.34 Acre
Lot Feat: Back Lane, Landscaped

HAVE A LARGE 6 BEDROOM HOME WITH A COMMERCIAL COMPONENT! GREAT LIVE/WORK UNIT! Once-in-a-lifetime opportunity! Live, work, & create your dream lifestyle in the heart of Bowden! Welcome to this one-of-a-kind commercial property located right on Main Street in the charming, centrally located community of Bowden, Alberta. Perfectly positioned between CALGARY & RED DEER & just off the QE2 Highway, this landmark property offers a balanced live/work lifestyle or dynamic investment with endless potential. 125' of prime MAIN STREET FRONTAGE, this versatile property combines small-town charm with big business opportunity. Extensive renovations over recent years make it TURNKEY & ready to accommodate nearly any vision—specialty grocery, cafe, lounge, medical or professional offices, car lot, or creative studio. Designed for accessibility & flexibility, this property invites your entrepreneurial dreams to life. At its core is a beautifully updated residence (1920) & addition (2007) featuring 6 bedrooms, 2 baths, & an integrated storefront/office—the perfect live/work setup. The 125'x120' lot includes the home, shop, & yard space. Recent upgrades: new metal roofing/siding, metal fencing, updated plumbing/electrical, new flooring, sidewalks, rubberized walkways, water softener/filtration system, & extensive cement work (sidewalks, parking pads, etc.). The front office connects seamlessly to the storefront with high ceilings & admin wicket, offering a customer-ready layout. 2 furnaces, a 60-gal. hot water tank, modern finishes, & a re-parged basement for extra storage ensure efficiency & comfort. The 2007 addition adds 5 separate rooms—ideal for private client sessions, offices, or extra living space. With vaulted ceilings, 4 skylights, & roughed-in in-floor heating, it's perfect for

owner-occupiers or staff accommodations. Outside, the 50'x120' yard features mature landscaping, pear, apple, & cherry trees, providing a peaceful retreat. The heated 32'x44' shop (2022) is fully finished with 220V, 2-10'x16' overhead doors, 12' ceilings, metal roof/siding, 2 automatic sliding gates, 2 large parking pads, & a new shed—ideal for workspace, storage, or deliveries. Fully fenced with metal fencing, security system, Alexa-integrated smart features, & heat-traced eaves, the property is designed for comfort, safety, & low-maintenance living. Whether you're an entrepreneur, investor, or someone seeking a lifestyle change, this remarkable property delivers unmatched versatility, exposure, & charm. Neighboring lot available
MLS#A2328775