



GRASSROOTS
REALTY GROUP

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4511 Bowness Road NW
Calgary, Alberta

MLS # A2338646



\$949,900

Division: Montgomery

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: MU-1 f3.0h16

Water: -

Sewer: -

Utilities: -

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.