



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4511 BOWNESS Road, Calgary T3P 0B1**

MLS® #: **A2111431**

Area: **Montgomery**

Listing Date: **02/29/24**

List Price: **\$1,498,894**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**5,995 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**80**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane, Rectangular Lot, Sloped Down**

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room  
Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**5439FW**

Zoning:

**MU-1 f3.0h16**

Remarks

Pub Rmks: **4511 Bowness Road NW | Zoned MU 1 f3.0h16 | PRIME LAND DEVELOPMENT SITE! | Current Design Contemplates Main Floor With Commercial Unit(s) And Or (2) Two Bedroom Units & (1) One Bedroom Unit | A 2nd Floor With (4) Two Bedroom Units | A 3rd Floor With (4) Two Bedroom Units | A 4th Floor With (2) Three Bedroom Units | A 5th Floor With (2) Three Bedroom Units or (1) Three Bedroom Plus Den Penthouse Suite | Ground Level 15 Stall Parkade | Close to Shopping, Bow River Pathway, Shouldice Park, Foothills & Childrens Hospital, U of C & Just Minutes To Downtown.**

Inclusions: **N/A**

Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

