

4511 BOWNESS Road, Calgary T3P 0B1

MLS®#: **A2119087** Area: **Montgomery** Listing Date: **10/21/24** List Price: **\$1,298,895**
 Status: **Active** County: **Calgary** Change: **None** 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:
 Access:
 Lot Feat: **Back Lane,Level,Rectangular Lot,Sloped Down,Treed**
 Park Feat:

DOM

93
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

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	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **MU-1 f3.0h16**
 Legal Desc: **5439FW**

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 | Underground 15 Stall Parkade | Close to Shopping, Bow River**

Inclusions:
Property Listed By:

Pathway, Shouldice Park, Foothills & Childrens Hospital, U of C & Just Minutes To Downtown.
N/A
Real Broker

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



