

**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

**99**  
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 Legal/Tax/Financial	Level	Dimensions
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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**



