



THE
A-TEAM

**RE/MAX
FIRST**

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:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

61

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Level,Rectangular Lot,Sloped Down,Treed

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

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 | 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



