

# \$4,221 - 4535 Bowness Road Nw, Calgary

MLS® #A2253889

**\$4,221**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Montgomery, Calgary, Alberta

Take advantage of this 999 sq. ft. main-floor retail space in Montgomery Square, a vibrant mixed-use development at Bowness Road NW and 16 Avenue NW. Designed by Amanda Hamilton, the unit is fully built-out and turnkey, currently operating as a retail store. The lease runs until mid-2027, giving approximately 23 months to establish and grow your business. The space features a welcoming front entrance, excellent storefront visibility with backlit channel signage, one bathroom, a closet, a fully enclosed room, and a kitchen with microwave, stove, and dishwasher. A washer and dryer are also included. Parking options include street parking and one underground stall available under a separate lease for \$100 per month.

Tenants are offering the space with existing retail fixturings valued at over \$100,000, with negotiations to be made directly with them. This provides a rare opportunity to step right in and start operating without the added expense of a full build-out.

Montgomery Square is part of a growing, pedestrian-friendly community envisioned under the Montgomery Area Redevelopment Plan. The location offers excellent visibility, easy access, and a lively streetscape that attracts both residents and visitors—making it the perfect spot to grow your business.

Built in 2019

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2253889   |
| Price      | \$4,221    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2019       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4535 Bowness Road Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0A9              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 5                    |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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