# \$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 visitorsâ€"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 53

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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