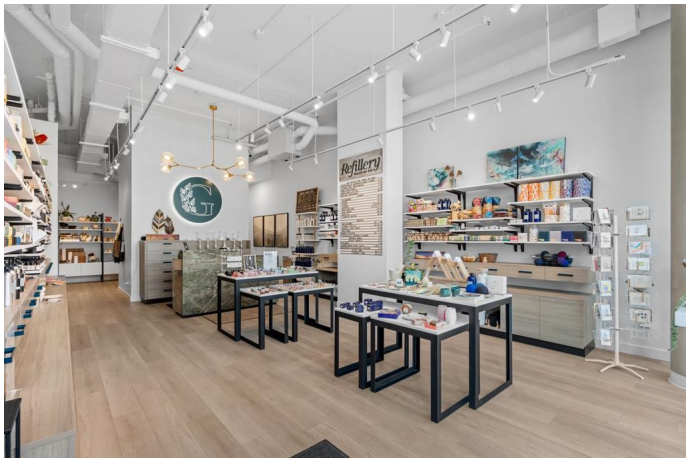
$4,221 - 4535 Bowness Road Nw, Calgary

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	6

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.