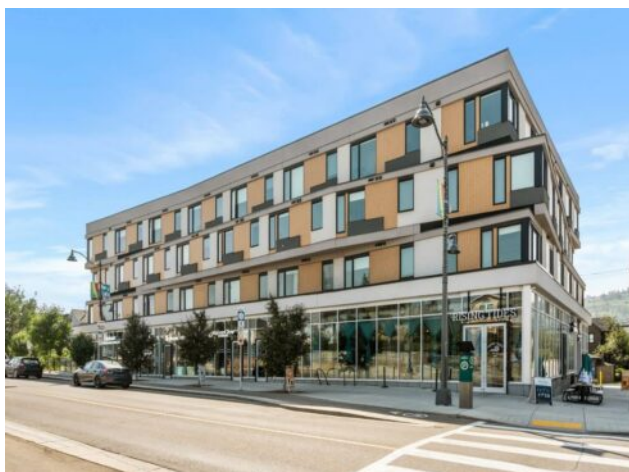


4535 Bowness Road NW
Calgary, Alberta

MLS # A2279660



\$2,913 per month

Division: Montgomery

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Montgomery Square

Bus. Name: -

Size: 999 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Stove, Dishwasher, fridge, microwave hood fan, store fixturing

Take advantage of this 999 sq. ft. main-floor retail space in Montgomery Square, a vibrant mixed-use development located at Bowness Road NW and 16 Avenue NW. Designed by Amanda Hamilton, this unit is fully built-out and offers a turnkey retail opportunity. Existing retail fixtures valued at over \$100,000 provide a rare chance to step in and begin operations immediately—without the added cost of a full build-out. 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 equipped with a microwave, stove, and dishwasher. A washer and dryer are also included. Parking options include ample street parking, as well as one underground stall available under a separate lease for \$100 per month. The neighbouring unit is also available for lease (1,200 sq. ft.), and the common wall can be removed to combine both spaces for a total of 2,199 sq. ft. 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 an ideal location to grow your business.