



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.