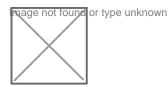


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

6535 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

30311

MLS ID: A2214949

\$2,600,000



△ MANNY VERDUGO

☑ CDN Global Advisors Ltd.

403-531-4336

ß

6535 Bowness Road NW, Calgary , Alberta T3B 0E8

Transaction Type

For Sale

Days On Market

86

Zoning MU-2

Subdivision

Bowness

Building Type

Free-Standing, Retail, See Remarks

Year Built

1957

Structure Type

Retail

Property TypeCommercial

Property Sub Type

Retail

Legal Plan

4610AJ

Building Area (Sq. Ft.)

6269.00

Building Area (Sq. M.)

582.40

Lot Size (Sq. Ft.)

10914

Lot Size (Acres)

0.25

Inclusions

N/A

RestrictionsReportsCall ListerCall Lister

Rare opportunity to own a 6,269 SF medical/professional building on 0.29 acres in the vibrant community of Bowness. The property offers direct exposure to Bowness Road NW, benefiting from high pedestrian and vehicle traffic. The main floor features a well-designed layout, including a waiting area, reception, 11 exam rooms, private/storage rooms, and washrooms, providing ample space for patient care and operations. The second floor includes a reception area, six (6) MD offices, three (3) exam rooms, a storage area, a training room, a lunchroom/kitchenette, and a washroom with a shower—catering to diverse professional needs. Accessibility is seamless with two separate entrances, vestibules, elevator, and stair access. The property includes approximately 15 parking stalls, with additional street parking available on Bowness Road NW and 65 Street NW. Public transportation is conveniently accessible, and the building is situated along a pedestrian-friendly section of Bowness Road NW, surrounded by trendy retailers, restaurants, cafes, and the Calgary Public Library. Building will be sold with vacant possession as of November 1, 2025.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® 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.