

# \$2,600,000 - 6535 Bowness Road Nw, Calgary

MLS® #A2214949

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.25 Acres

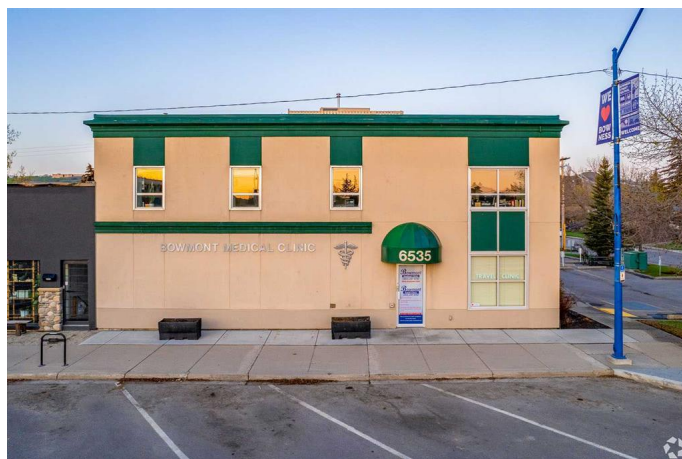
Bowness, Calgary, Alberta

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 showerâ€”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.

Built in 1957

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2214949    |
| Price  | \$2,600,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.25       |
| Year Built | 1957       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6535 Bowness Road Nw |
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0E8              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 97               |
| Zoning         | MU-2             |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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