

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

MLS® #A2214949

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.25 Acres

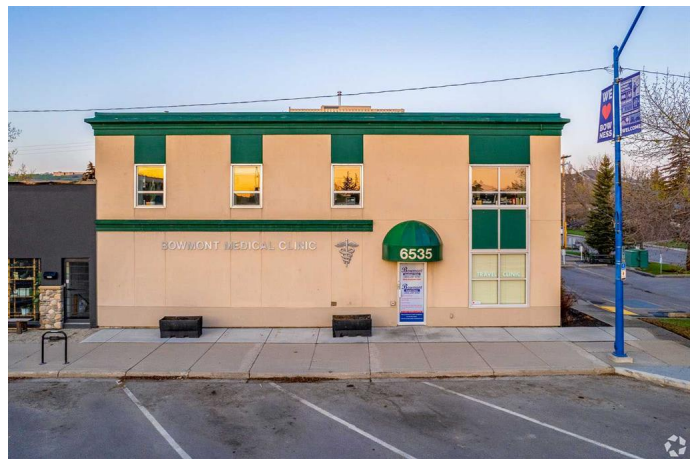
Bowness, Calgary, Alberta

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	103
Zoning	MU-2

### Listing Details

Listing Office	CDN Global Advisors Ltd.
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