

\$25 - 6507-6509 Bowness Road Nw, Calgary

MLS® #A2261239

\$25

0 Bedroom, 0.00 Bathroom,
Commercial on 0.13 Acres

Bowness, Calgary, Alberta

This retail space with corner unit has exceptional direct exposure to busy Bowness Road. Reception area and 1 washroom. Ample parking on site plus street parking available. 15 minutes to downtown Calgary. Multiple thoroughfares close by (Crowchild, TransCanada Highway) with quick access. 5,000 daily traffic count. Easy access to the bus line. • Automatic Blinds, Air Conditioning, Front Security Shutters. • Separate utility metre for each tenant in the building. • 5 year Lease + 5 year Renewal. • Property Taxes + Op Costs \$9.81 PSF (Est.). • Parking Front: Scramble, Rear: 2 spots • Zoning Commercial Retail • Loading Man Doors, Front/Rear.

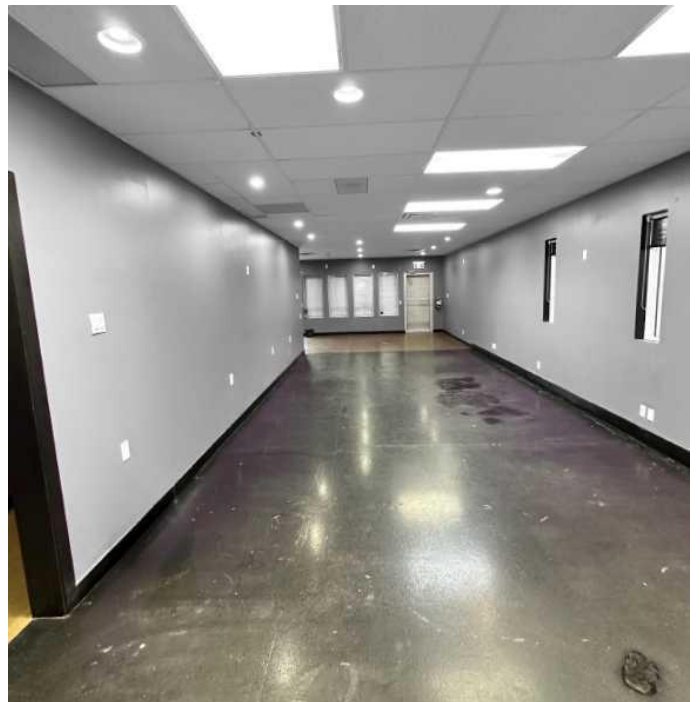
Built in 1995

Essential Information

MLS® #	A2261239
Price	\$25
Bathrooms	0.00
Acres	0.13
Year Built	1995
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address 6507-6509 Bowness Road Nw



Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0E8

Additional Information

Date Listed	November 6th, 2025
Zoning	MU-2 f4.0h20

Listing Details

Listing Office	Alliance West Asset and Property Management Ltd.
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.