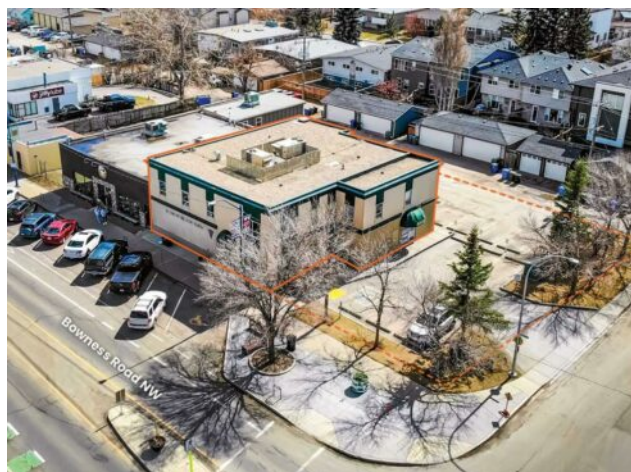


6535 Bowness Road NW
Calgary, Alberta**MLS # A2214949****\$2,600,000****Division:** Bowness**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 6,269 sq.ft.**Zoning:** MU-2**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.25 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

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.