

**6311 Bowness Road NW
Calgary, Alberta****MLS # A2273919****\$35 per sq.ft.****Division:** Bowness**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,340 sq.ft.**Zoning:** MU-2 f4.0h20**Heating:** -**Floors:** -**Roof:** -**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** N/A**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.38 Acre**Lot Feat:** -

MAIN STREET BOWNESS - EXCELLENT LOCATION - HIGH VISIBILITY - EXCEPTIONAL BUILDING - EXCELLENT TENANT PROFILE - EXCELLENT BUILDING MANAGEMENT - LOTS OF PARKING - If you are planning on your new business venture or the expansion of your current business for 2026 then this is the perfect Bowness and NW location. Available for immediate possession this opportunity offers 1340 square feet of bright and comfortable usable space. The land-use allows for retail, professional services and food service. An excellent blend of community and proximity to the broader market with exceptional access offered to 16th Avenue and Stoney Trail the location and space are tailored to a business looking for a great community as a foundation and access to the entire NW and Calgary. Book a tour today.