

For Lease

Montgomery Square
4535 Bowness Road NW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Montgomery



POPULATION
35,000



MEDIAN AGE
38



HOUSEHOLD INCOME
\$100,000

Building Details



PARKING
Street &
Underground



ZONING
MU-1



TRAFFIC COUNT
13,000 VPD | Bowness Road NW



Unit 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344

blackstonecommercial.com

Highlights

- Excellent opportunity for a local business in an exciting new mixed-use live + work + play development in the heart of Montgomery
- The building features 48 residential units, 13 retail/live-work units, on-site parking and a panoramic rooftop patio
- Features modern fixtures and improvements
- Offers a beautiful, well-designed layout with plenty of character and flexibility for a variety of business uses
- Located in the vibrant and growing Montgomery community, with convenient access to surrounding amenities and major routes

Property Details

Size Available: 600 - 2,000 SF

Availability: Immediately

Net Rate: Market

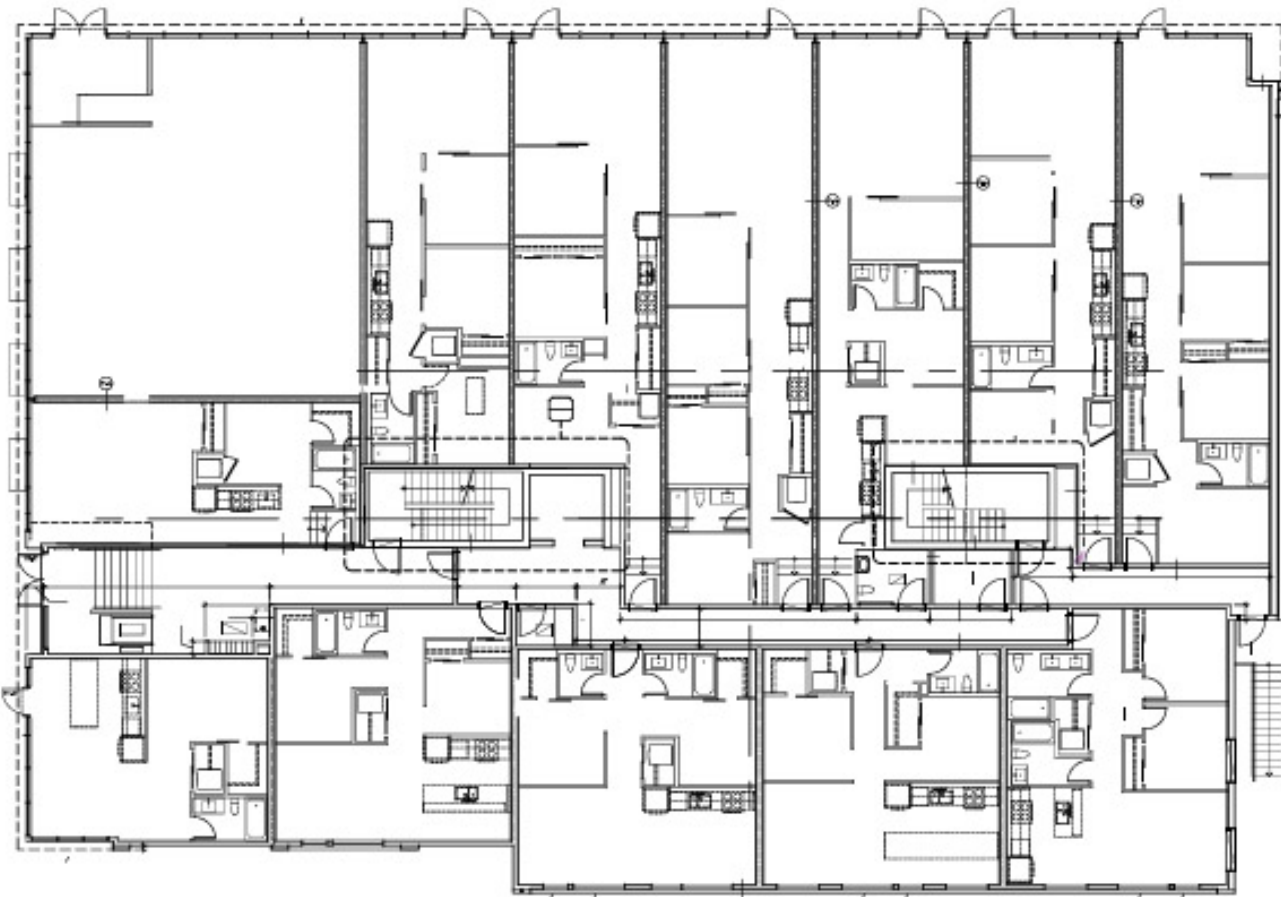
Op Costs: \$22.53 PSF

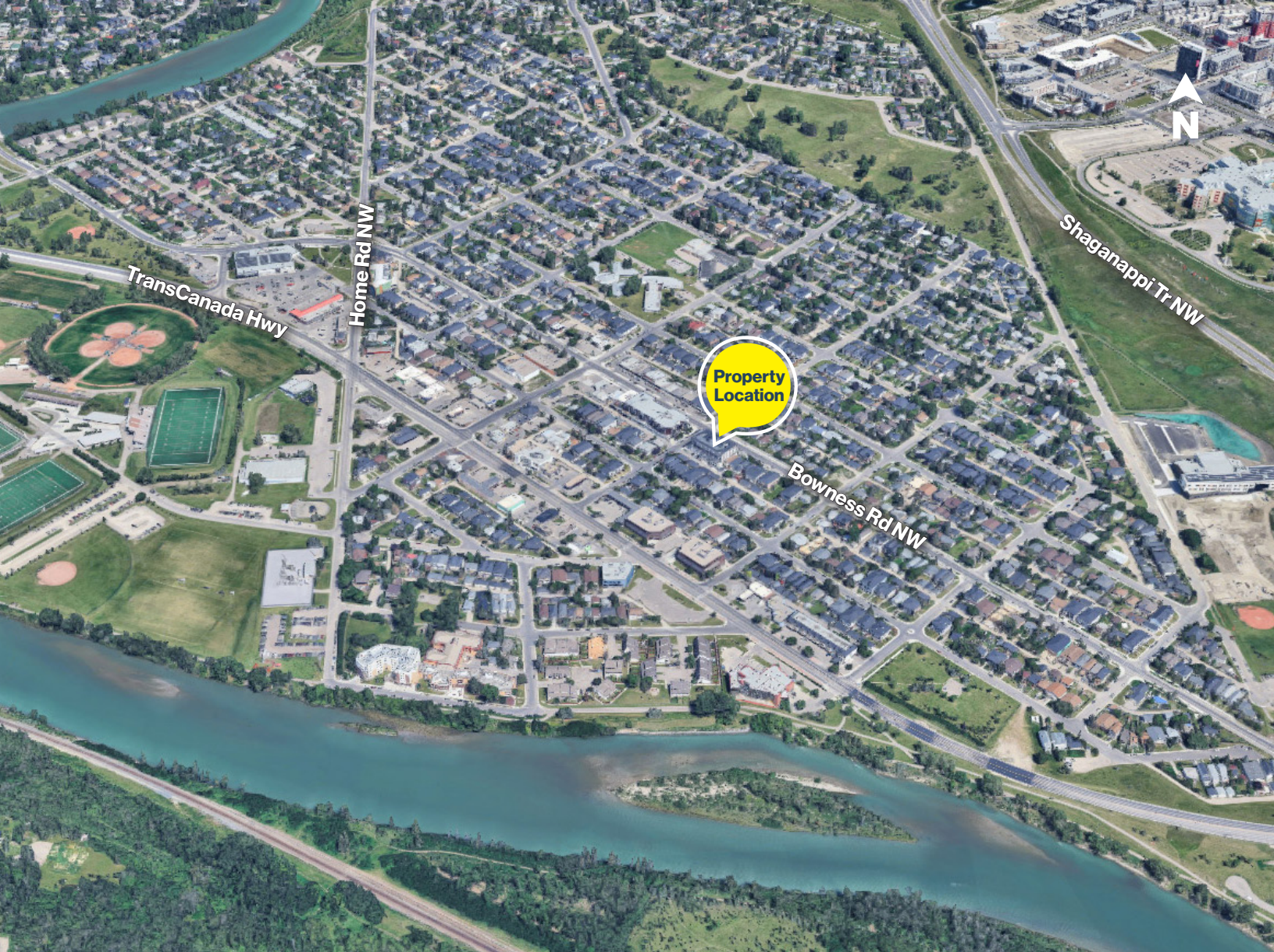
Term: 5 years

Parking: Ample street & underground available

For Lease

Montgomery Square | Calgary, AB





Thank you for your interest!

For more information, please contact Craig



Craig McGinley, *VP Retail Leasing*

P 403.483.4785

E cmcginley@blackstonecommercial.com

Unit 301, 255 17 Avenue SW, Calgary, Alberta T2S 0A4 | P (403) 214-2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



blackstonecommercial.com