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2023 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Bowden, Alberta

Listing ID:
32808

MLS ID:
A2269660

\$1,199,900



 **TYLEE HEPPLER**
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 2023 20 Avenue , Bowden , Alberta T0M0K0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	82
Zoning	Subdivision	Building Type
C1	NONE	Commercial Mix,Free-Standing,Home-Based,See Remarks
Year Built	Structure Type	Property Type
2007	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	1905H	3433.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
318.93	24000	0.55
Construction Type	Roof	Heating
Metal Siding	Metal	Natural Gas
Lot Features	Commercial Amenities	Inclusions
Back Lane,Landscaped	Parking-Extra,Paved Yard,See Remarks,Storage,Storefront	FRIDGE, STOVE, DISHWASHER, AUTOMATIC GATE, 2 CHEST FREEZERS, 1 STANDUP FREEZER, WATER FILTRATION & SOFTENER SYSTEM, SECURITY SYSTEM, 3 SHEDS. SHOP - 2 DOOR OPENERS AND REMOTES, REZNOR HEATER. YOGA STUDIO - BASEBOARD HEATERS, SMALL H/W TANK, BAR FRIDGE.
Restrictions	Reports	
None Known	Land Survey	

Once-in-a-lifetime opportunity! Live, work, & create your dream lifestyle in the heart of Bowden! Welcome to this one-of-a-kind commercial property located right on Main Street in the charming, centrally located community of Bowden, Alberta. Perfectly positioned between Calgary & Red Deer & just off the QE2 Highway, this landmark property offers a balanced live/work lifestyle or dynamic investment with endless potential. Situated on 4 contiguous C1-zoned lots with 200' of prime Main Street frontage, this versatile property combines small-town charm with big business opportunity. Extensive renovations over the past four years make it turnkey & ready to accommodate nearly any vision—outdoor markets, café, lounge, event venue, medical or professional offices, car lot, or creative studio. Designed for accessibility & flexibility, this property invites your entrepreneurial dreams to life. At its core is a beautifully updated residence (1920) & addition featuring 6 bedrooms, 2 baths, & an integrated storefront/office—the perfect live/work setup. The 125'x120' lot includes the home, shop, & yard space. Recent upgrades: new metal roofing/siding, metal fencing, updated plumbing/electrical, new flooring, sidewalks, rubberized walkways, water softener/filtration system, & extensive cement work (sidewalks, parking pads, etc.). The front office connects seamlessly to the storefront with high ceilings & admin wicket, offering a customer-ready layout. 2 furnaces, a 60-gal. hot water tank, modern finishes, & a re-parged basement for extra storage ensure efficiency & comfort. The 2007 addition adds 5 separate rooms—ideal for private client sessions, offices, or extra living space. With vaulted ceilings, 4 skylights, & roughed-in in-floor heating, it's perfect for owner-occupiers or staff accommodations. Outside, the 50'x120' yard features mature landscaping, pear, apple, & cherry trees, providing a peaceful retreat. The heated 32'x44' shop (2022) is fully finished with 220V, 2-10'x16' overhead doors, 12' ceilings, metal roof/siding, 2 automatic sliding gates, 2 large parking pads, & a new shed—ideal for workspace, storage, or deliveries. Adding charm & flexibility, the detached yoga studio (1940) & courtyard on 75'x120' adjoining lot were fully renovated in 2023. The studio includes a half bath, electric baseboard heat, upgraded insulation, & a rear composite deck with gas hookup—perfect for workshops, wellness, or events. The fenced courtyard features new cement (2023), RV/market plug-ins, two new sheds, manual gates, & two parking pads with alley access—great for markets, weddings, or outdoor entertainment. Fully fenced with metal fencing, security system, Alexa-integrated smart features, & heat-traced eaves, the property is designed for comfort, safety, & low-maintenance living. Whether you're an entrepreneur, investor, or someone seeking a lifestyle change, this remarkable property delivers unmatched versatility, exposure, & charm.

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