

# WHERE TO LIVE IN BOZEMAN

*A guide to Bozeman neighborhoods*



**BOZEMAN**  
REAL ESTATE GROUP

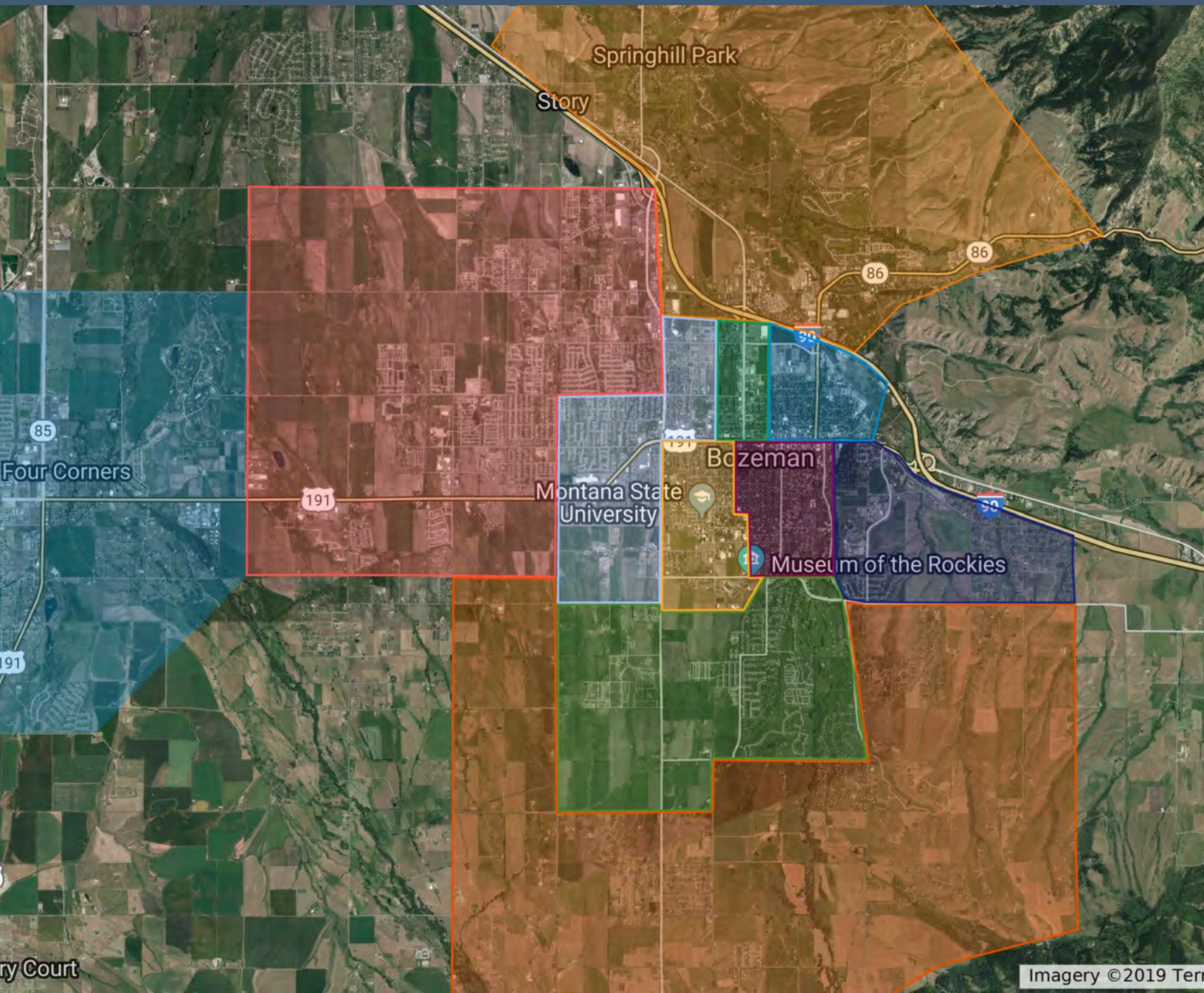
# BOZEMAN NEIGHBORHOODS

As Bozeman continues to grow in all directions, each area of town is developing its own unique character. Whether you want to live in a neighborhood that is close to downtown, a historic neighborhood, or a neighborhood that is close to schools, there are so many options!

In this guide to Bozeman's neighborhoods, we will help to paint a picture of each neighborhood's character, it's best subdivisions, the latest developments, and some tips for living in the area.

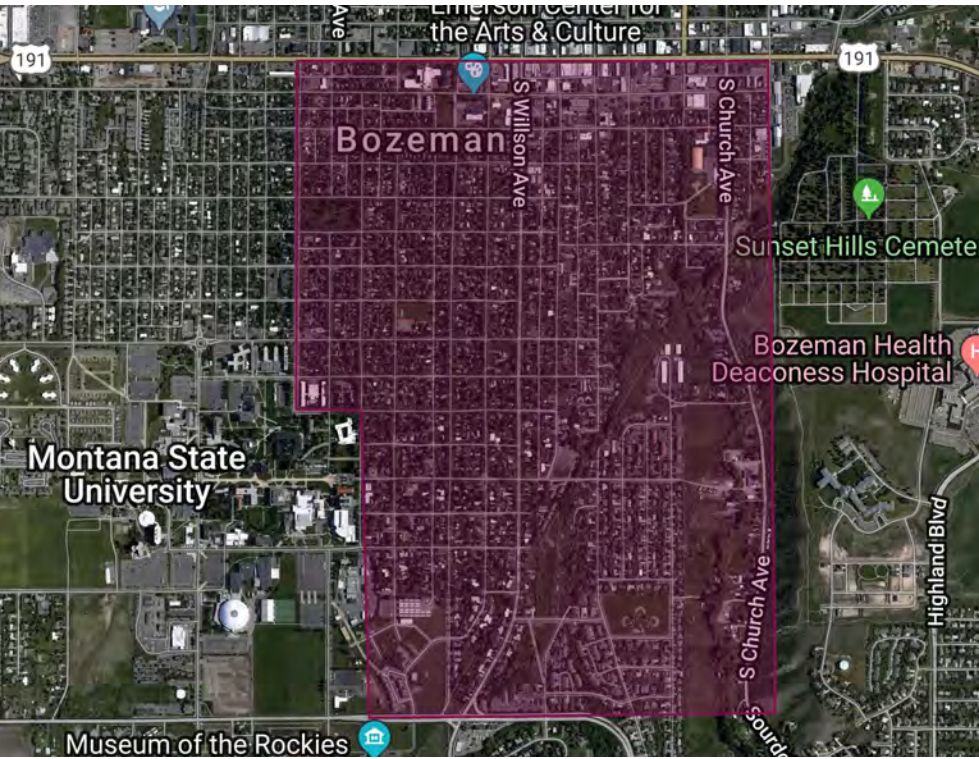
*Let's get started...*

You can click on an area below, or scroll through the pages to learn more about each area.



# DOWNTOWN, BOZEMAN

Let's start in the heart of Bozeman, downtown. There are two distinct neighborhoods downtown, the south side of Main Street and the north side.



## SOUTH - DOWNTOWN

Historically, the south side of Main Street has been known as one of the most desirable areas of Bozeman, with beautiful homes and streets lined with century old trees. Several homes in this area are listed on the National Register of Historic Places, with plaques in the front yard displaying the homes history. Homes in this area boast large lots with mature landscaping, unique building features, and convenient access to the Main Street to the Mountains trail system, downtown, and Montana State University.

The majority of the neighborhoods just south of downtown are quiet and family friendly. Longfellow & Irving Elementary Schools are located in the area, and Montana State University is close by. While most of the area is made up of single-family homes the further south you go the more rentals & condo/townhome complexes you will find.

## Subdivisions

Click on subdivision to see homes for sale.

[Alderson Addition](#)

[Fairview Addition](#)

[Black Addition](#)

[Guy Additions](#)

[University](#)

[Woodbrook](#)



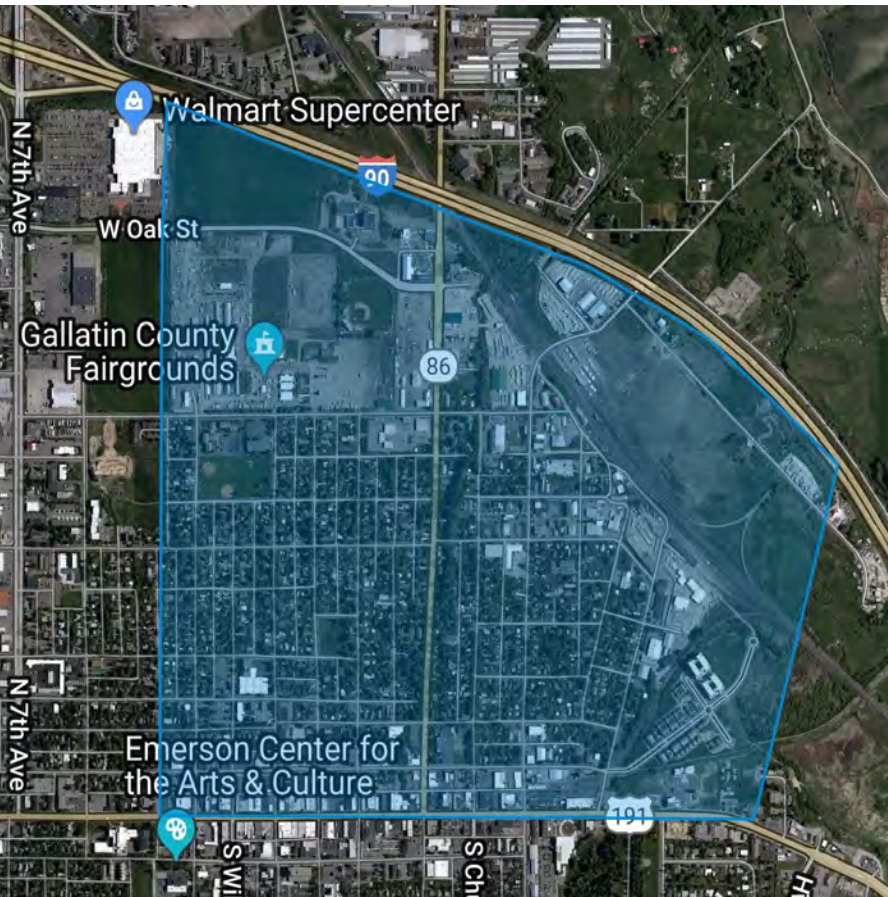
## DEVELOPMENTS

Development on the south side of Main Street stays a bit quieter than the north side. Currently, there is just one project in the works in this area. The Southside Lofts on East Olive street are a 4-story condominium building that will be replacing the one-story garages that sit next to the historic Blackmore apartment building. On the other side of Main Street however, there are many more developments underway.

[CLICK HERE FOR MORE ON DEVELOPMENT DOWNTOWN](#)

# NORTHEAST DOWNTOWN

For a long time, the area north of downtown Bozeman was known as the rough part of town, if a “rough” area of Bozeman did exist. In Bozeman’s early days this was the industrial area, and the homes that surrounded it were inexpensive and less desirable. Now, northeast Bozeman is quickly becoming the trendiest area in Bozeman with its eclectic style, thriving artist community and number of new businesses.



The homes in Bozeman’s northeast area are some of the most diverse, with older rentals sitting adjacent to high-end modern homes. In the early 2000’s a wave of remodels started working their way through the area as the downtown location became more desirable. When the revitalization of the Cannery District began in 2014, northeast Bozeman began to transform forgotten buildings into modern and functional offices, storefronts, restaurants, breweries and residences.

Now, northeast Bozeman is arguably Bozeman’s most hip area. With it’s rough-around-the-edges industrial feel, the breweries, restaurants and businesses that call this area home all seem to have that *cool factor*. Residents get to enjoy all the new amenities in the area, while also enjoying the area’s diverse neighborhoods and close proximity to Bridger Canyon and the Bridger Mountains.

## Local Tips

**PLAY** Beall Park is one of Bozeman’s city parks with a playground, basketball court and a great ice skating rink during the winter

**FOOD** Dave’s Sushi is a Bozeman classic, for some Italian style pizza head to Pizza Campana

**DRINKS** This is the best place in town to live if you love local brews. Bozeman Brewing will always be our top pick!



## DEVELOPMENT

Most of the development in the downtown area of Bozeman is in this area. There are several projects underway like the huge North Central Development just a few blocks from Main Street, the Wildlands Development on North Wallace and the BG Mill project. Many of these developments will have residential units for sale. Click the link below for more information.

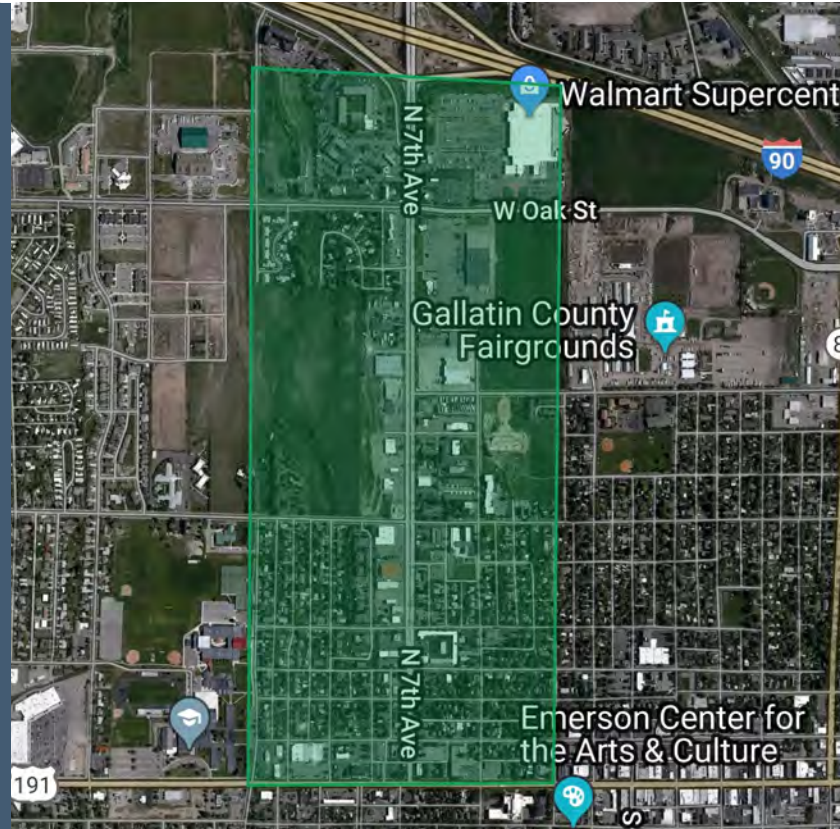
[CLICK HERE FOR MORE ON NORTHEAST DEVELOPMENTS](#)

# MIDTOWN

While Midtown has not been known as a residential area in the past, that is quickly changing. In 2015, Bozeman commission approved a North 7<sup>th</sup> Renewal Plan that set plans to cultivate dense, urban style redevelopment in this area. Fast forward to 2022, and there are several projects completed and more underway that are bringing housing, entertainment and dining to this area.

While Midtown may seem to be a commercial hub, there are a few quiet, mature neighborhoods just a few blocks off of 7th Avenue. In the **Royal Vista Subdivision**, there are some wonderful single family homes with large lots and mature trees. And in the **Brunton Palffy Addition**, updated homes are becoming more common. This subdivision is in a great location, close to Bozeman High School.

Midtown is in the middle of some major changes. The ELM is a new concert venue that holds up to 1,500 people. Just next door, the RSVP Hotel, a hip, boutique style hotel was one of the first signs of where Midtown was heading. There are a number of lots sitting open, ready for development and there are often commercial buildings available for sale. If you are looking for a more urban lifestyle without the cost of living downtown, midtown is shaping up to be a great place to live.



## What we love about Midtown

The food truck square at 319 North 7th is our favorite thing about Midtown. With some staple food trucks and some rotating, you'll always find a great variety of food here. This is a great, laidback place to grab lunch or dinner!

There several new housing developments in Midtown. The **West Peach Condos** offer 2BD/3BA floorplans on two levels with high-end finishes. **The Monarch** building has 3 condo units with modern design elements. The **Ruh Building** is a three-story building on the corner of Durston and N. 7th. It is a brewery on the bottom and two floors of apartments. Another mixed-use building called **Aspen Crossing** offers 25 condos on the third floor and restaurant and commercial space on the ground level. The **9TEN** apartments will offer 97 apartments that are planned to be considered affordable for those making the median income in Bozeman. [Read more about development in Midtown.](#)



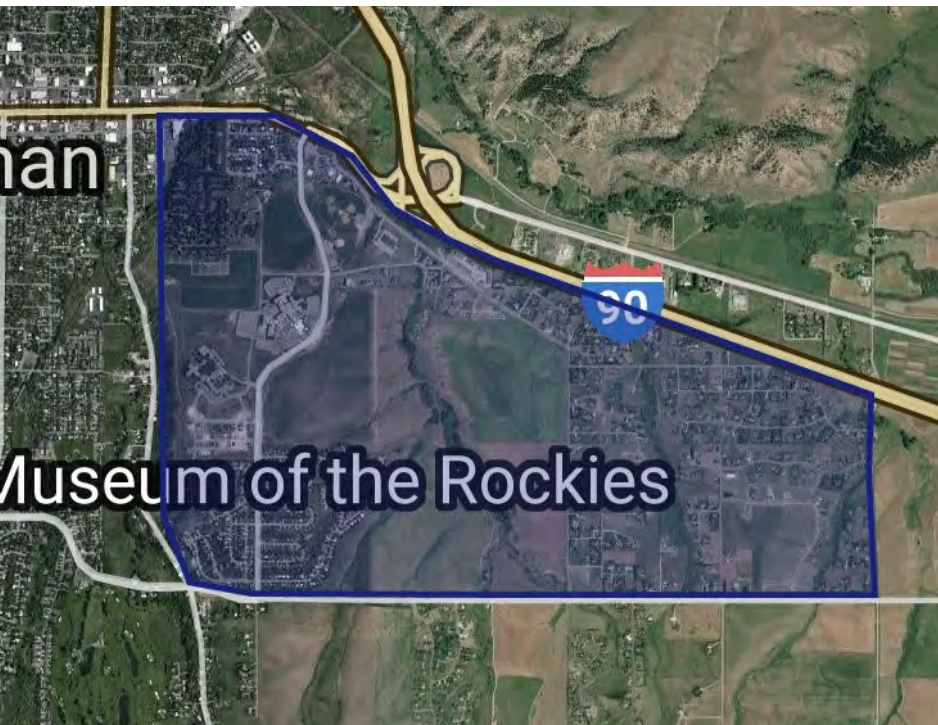
9TEN



ASPEN CROSSING



WEST PEACH CONDOS



# SOUTHEAST

The Southeast side of Bozeman offers quiet neighborhoods that appeal to a number of different lifestyles. Homes in this area are great for those who work at or frequent Bozeman Health Deaconess Hospital, or those who commute to Belgrade or Livingston, as this area has quick & easy access to the I-90 Interstate. This is an established area in Bozeman with mature neighborhoods. Homes in this area do not come on the market as often as in other areas of town.

There is a wonderful retirement community called the **Knolls at Hillcrest** that borders the east end of the popular Peets Hill & Burke Park. Just off of Main Street there is an older, tucked away neighborhood that borders the east edge of Lindley Park. Almost all of the single-family homes here were built in the 60's, and 70's, but there is one building called the **Lindley Park Place Condos** that was built in 2013 with beautifully designed condos that look towards Main Street and Lindley Park.

As you head south down Highland Boulevard there are established neighborhoods on both the east and west side. Many of the homes on the west side are perched on a hill overlooking the valley, while on the east many of the homes back to open space and walking trails. From here, the further east you go, lot sizes get bigger and so do the views! Browse our Bozeman subdivision page to explore the different subdivisions in this area.

EXPLORE SUBDIVISIONS

*This area of town has some of the best trails around! You can easily walk or bike the Main Street to the Mountains trail, to the Bozeman Public Library, Downtown, Peets Hill or all the way to the foothills of the mountains!*



## DEVELOPMENTS

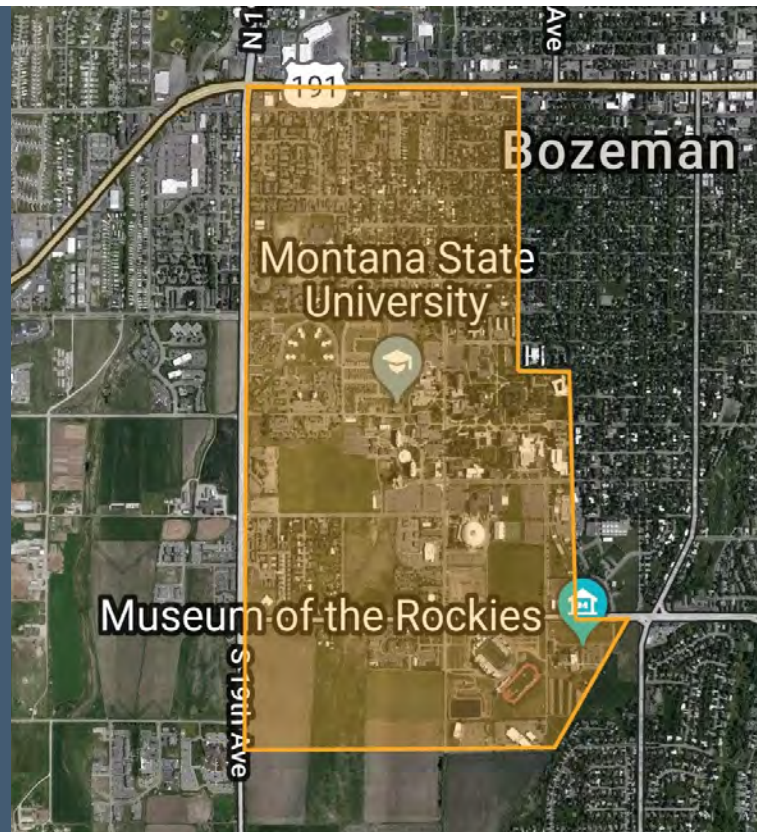
While there are no major developments underway at this time, there are rumblings of development of the land just south east of the Bozeman Health campus, as well as on the south side of Kagy Blvd. Be sure to check out **our blog** or subscribe to our newsletter to stay up to date on these developments.

# UNIVERSITY

Bozeman's University area is where you find it all. The neighborhoods that surround Montana State are incredibly diverse, you can find single family homes good sized yards, apartments, condos and of course, a lot of rentals.

*This is a great area to focus on if you are interested in an investment property.*

There is a high demand for rentals in this area, as many students and Montana State employees rely on being close to the University. You could find some lower priced homes in this area, but be prepared, they may need a bit of work! This is a great area to live in if you work in central Bozeman, or if you rely on public transportation.



## Montana State University

16,688  
STUDENTS

115+  
GRADUATE PROGRAMS

4,249  
EMPLOYEES



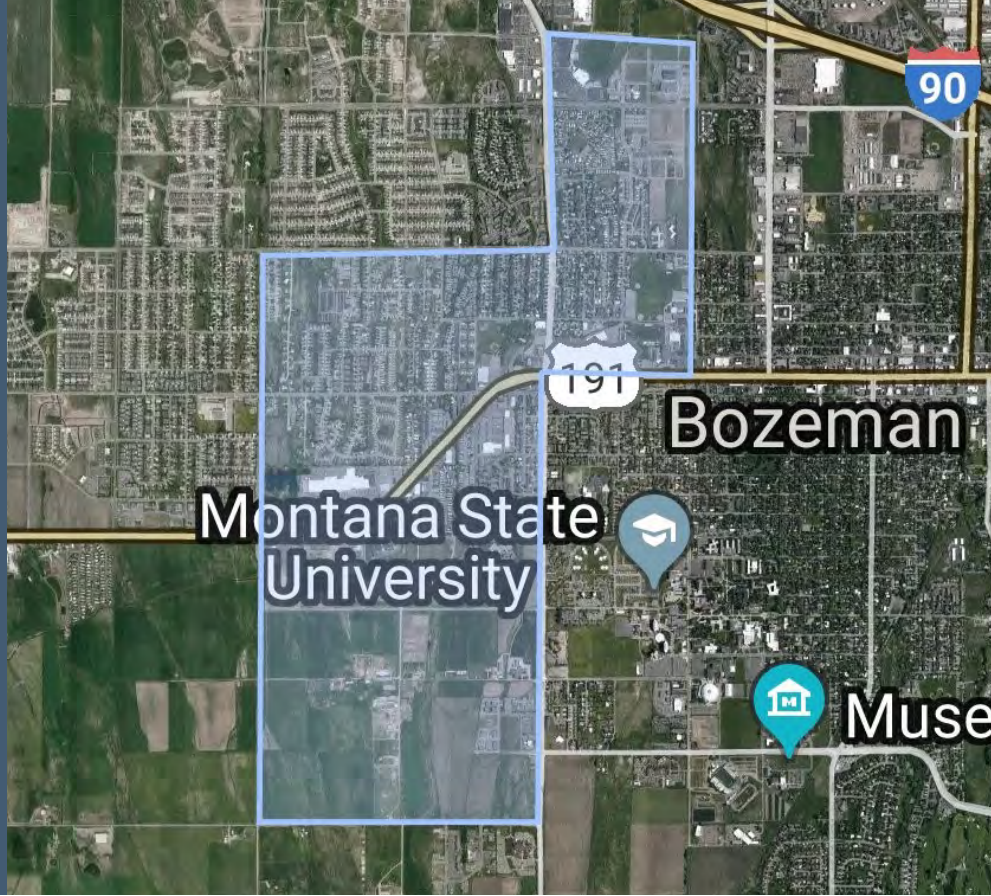
## DEVELOPMENT

As Montana State University continues to grow, the need for student housing near campus has become a pressing issue. The **Stadium View Apartment Complex** and **The Arrow Townhomes & Flats** are newer buildings that provide housing on southern edge of campus. Now, the **South University District** is a new 75 acre development on the corner of S. 19th and Kagy that will offer high-density housing, commercial, residential and park space.

[LEARN MORE](#)

# CENTRAL

There are several shopping complexes in this area including the **Gallatin Valley Mall**, the University Square Shopping Center and the Bridger Peaks Shopping Center. **Bozeman High School** is also in this area as well as Kirk Park, a popular city park with a playground, creek, pavilions and skate park. There are mature neighborhoods scattered throughout the area with a mix of single and multi-family homes.



## ABOUT THE AREA

In this area you will find some of Bozeman's more affordable neighborhoods like **Durston Meadows**, **Walton Homestead** and the **Brentwood** subdivision. You will also find a number of mature condo developments like the **Southbrook Condos**, which we love for its quiet location and mature trees or the Parkway Condos which are right across the street from the Bozeman Pond Park.

## Local Tips

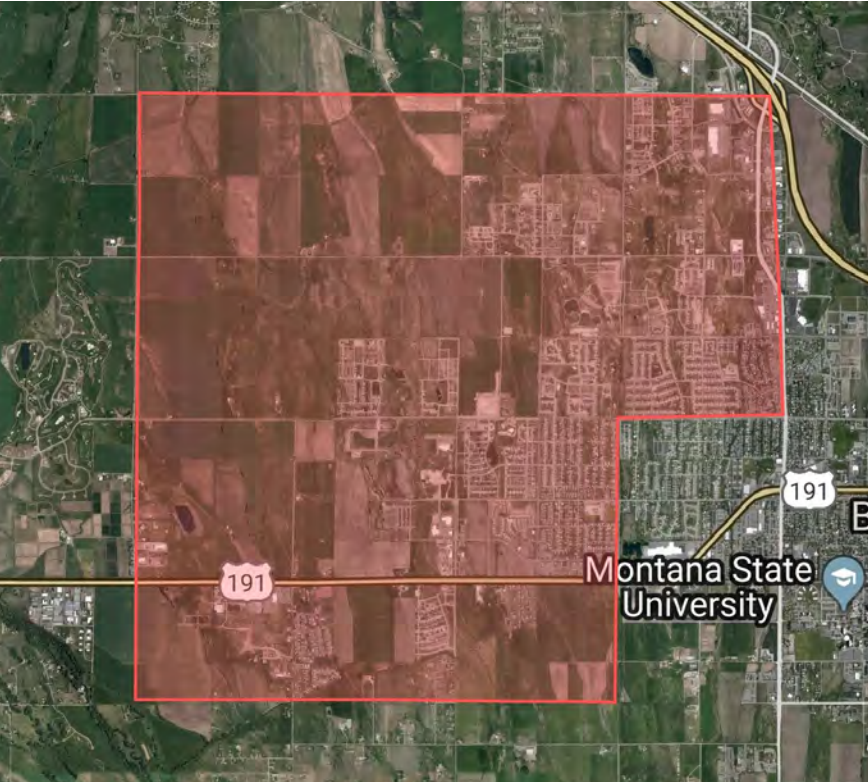
- 1 If you're looking for southern food in Bozeman, Roost Fried Chicken is a must go to! It's right off Main Street in this area.
- 2 There are some great parks in this area! Kirk Park has a skate park, playground & a creek. The Bozeman Pond has trails, a playground and a large pavilion that can be rented.
- 3 If you've got pups, the Lewis and Bark Dog Park is a great off-leash dog park!





# WEST BOZEMAN

No part of Bozeman has seen more growth in the past few years than the west side of town. Many of Bozeman's new subdivisions can be found in this area, and it is home to Bozeman's second high school, Gallatin High. There are several other schools tucked into neighborhoods in the area including **Emily Dickinson**, **Meadowlark** and **Hyalite Elementary** school, as well as **Chief Joseph Middle School**. **Petra Academy** and **Heritage Christian**, two private schools, are also located in this part of town. [Click here for more on Bozeman School Districts.](#)



There are fantastic neighborhood parks throughout the area. In the heart of it all is the 100-Acre Regional Park with the Dinosaur Playground, ponds and trails that connect with the Main Street to the Mountains trail. Living in west Bozeman also means you are close to pretty much everything Bozeman has to offer! With easy access to Oak Street and Baxter Lane, you can get to N. 19<sup>th</sup> for dining and shopping options. It's a short drive from there to either Midtown or Downtown.

While there are some established neighborhoods in west Bozeman, most of the subdivisions in the area are new. Harvest Creek, Valley Unit, Brentwood and Baxter Meadows West are all single-family subdivisions, while the majority of the other subdivisions in West Bozeman have multi-family units as well.

## DEVELOPMENTS

**Ferguson Farm** is a huge commercial development that sits off of Cottonwood Road. It is becoming the community hot-spot for the west side, with several restaurants & businesses & many more to come. **Northwest Crossing** is a new subdivision just north of the Gallatin High School that will have more than 700 residences along with restaurants, retail and offices.

## Local Tips

- 1 Head to the patio at The Market for music, games and food
- 2 Go to the 100-Acre Park for a walk around the ponds or take the dogs to the adjacent dog park
- 3 Catch the sunset from the patio at Sidewinders

## Favorite Subdivisions

*Click to see homes for sale in each subdivision*

**VALLEY WEST**

**HARVEST CREEK**

**BAXTER MEADOWS**

**FLANDERS MILL**

# SOUTH SIDE

One of Bozeman's most coveted areas. The south side of Bozeman is not only beautiful, it's convenient. Living on the south side means you are just a few minutes drive to Montana State, central Bozeman, the hospital and downtown. There are two schools in the area, **Morning Star Elementary** and **Sacajawea Middle School** along with a number of trails and parks. The neighborhoods in this area are beautiful, with quiet streets and mature trees.



Valley View Golf Club is in this area, which creates a lot of open space for a number of homes to back to. One of Bozeman's best walking trails, Sourdough & Gallagator trail winds through the south side neighborhoods, allowing residents to enjoy walking, biking or running. The older, more established neighborhoods are closest to Kagy and as you continue south there are newer subdivisions like Alder Creek and West Meadow subdivision.

## Favorite Subdivisions

[Click to see homes for sale](#)

### WEST MEADOW

A quiet neighborhood on the edge of Sourdough Trail where every home is unique – and beautiful!

### ALDER CREEK

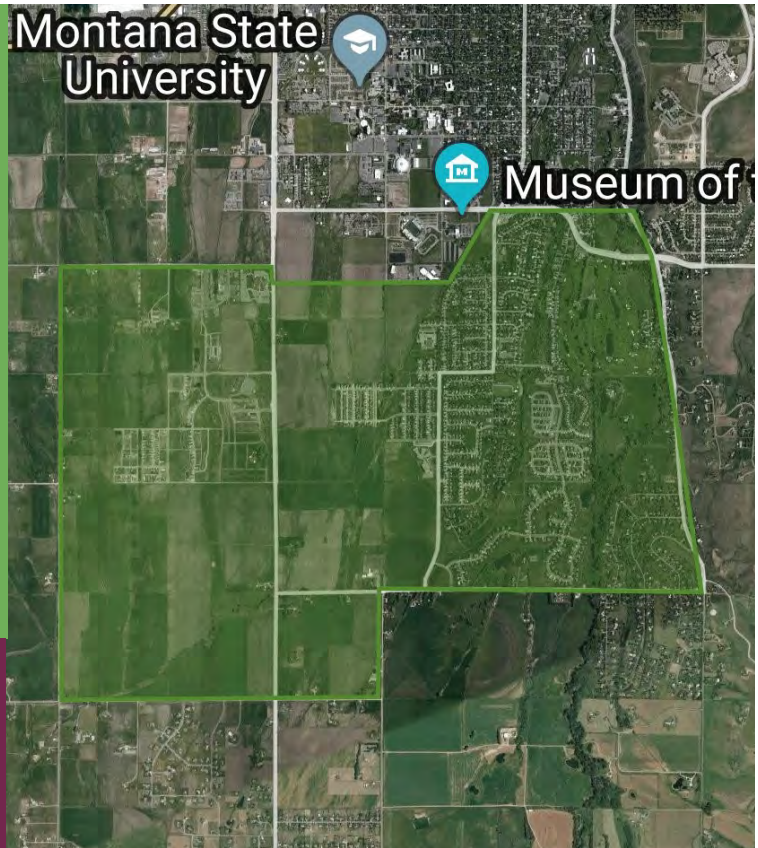
Beautiful neighborhood with mature trees, quiet streets and is located between Sacajawea and Morning Star which means your kids can walk to both!

### SUNDANCE SPRINGS

This neighborhood connects with the West Meadow subdivision, many homesites here back to open space and Sourdough Trail.

## Local Tip

While it's easy to get downtown from this area, you won't need to! Right off Kagy are fantastic restaurants. **FEAST** and **BLACKBIRD** are two of our favorites and you can't beat the ice cream at the iconic **KAGY KORNER** store.



## DEVELOPMENT

There is a significant amount of development happening in this area. Much of it is focused on residential development with subdivisions like Blackwood Groves and Gran Cielo. There are a number of apartment buildings being built, and there is more development on the horizon. [Click here to learn more.](#)

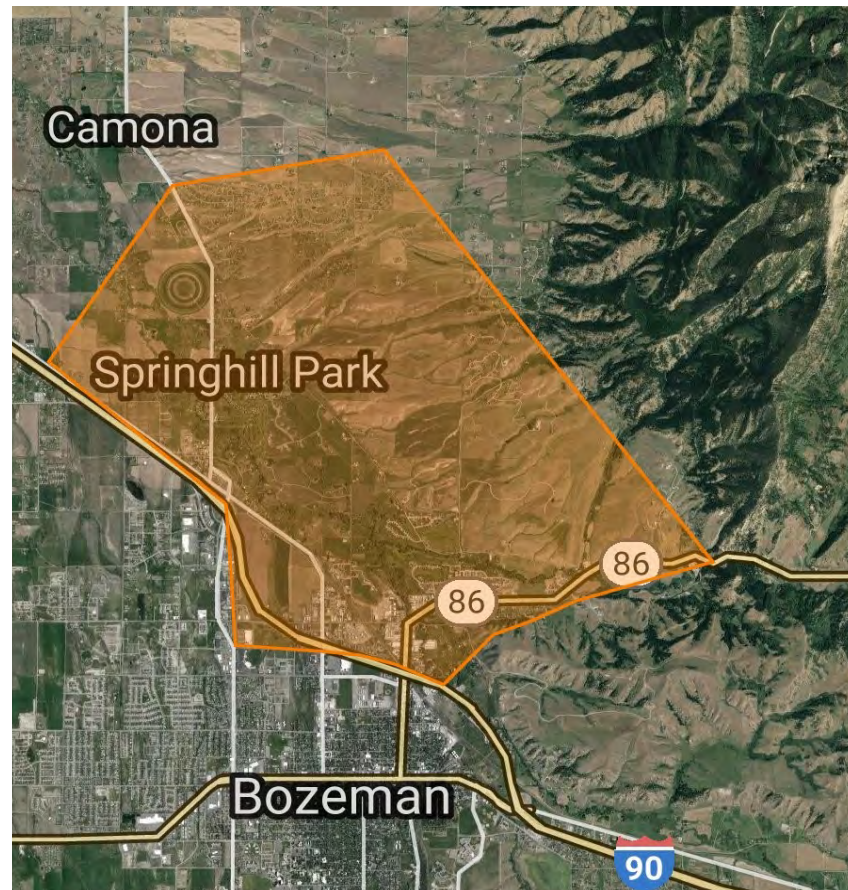
# NORTHERN OUTSKIRTS

As you head north of Bozeman, neighborhoods start to spread out and homes come with a little more elbow room. The northern edge of town is perfect for outdoor enthusiasts with easy access to the Bridger mountains and Bridger Bowl Ski Area. If you're looking for sweeping views of the Gallatin Valley, this is the place for you!

Heading north towards Sypes Canyon, the Springhill area has seen quite a bit of growth over the years. The subdivisions in this area are in the foothills of the Bridger Mountains and offer impressive views of the valley. There are many beautiful subdivisions like Spirit Hills, Summer Ridge and Manley Meadows and many more great neighborhoods that are not part of a subdivision.

Heading east towards Bridger Canyon there are several new subdivisions mixed in with established neighborhoods. There are also two golf courses in the area. Riverside Country Club, a private golf community and Bridger Creek Golf Course, a public course.

This north end of Bozeman is home to the Snowfill Recreation area, a popular off-leash dog park with great trails, the East Gallatin Recreation Area with a pond and walking trails, and the 60-acre Story Mill Park.



## Local Tips

MAP BREWING to enjoy a local brew and the best view in town.

SYPES CANYON TRAIL for an after work hike or bike ride.

BRIDGER CREEK GOLF COURSE in the winter for some cross-country skiing!



## Favorite Subdivisions

*Click to see homes for sale in each subdivision*

**LEGENDS AT BRIDGER CREEK**

**SUMMER RIDGE**

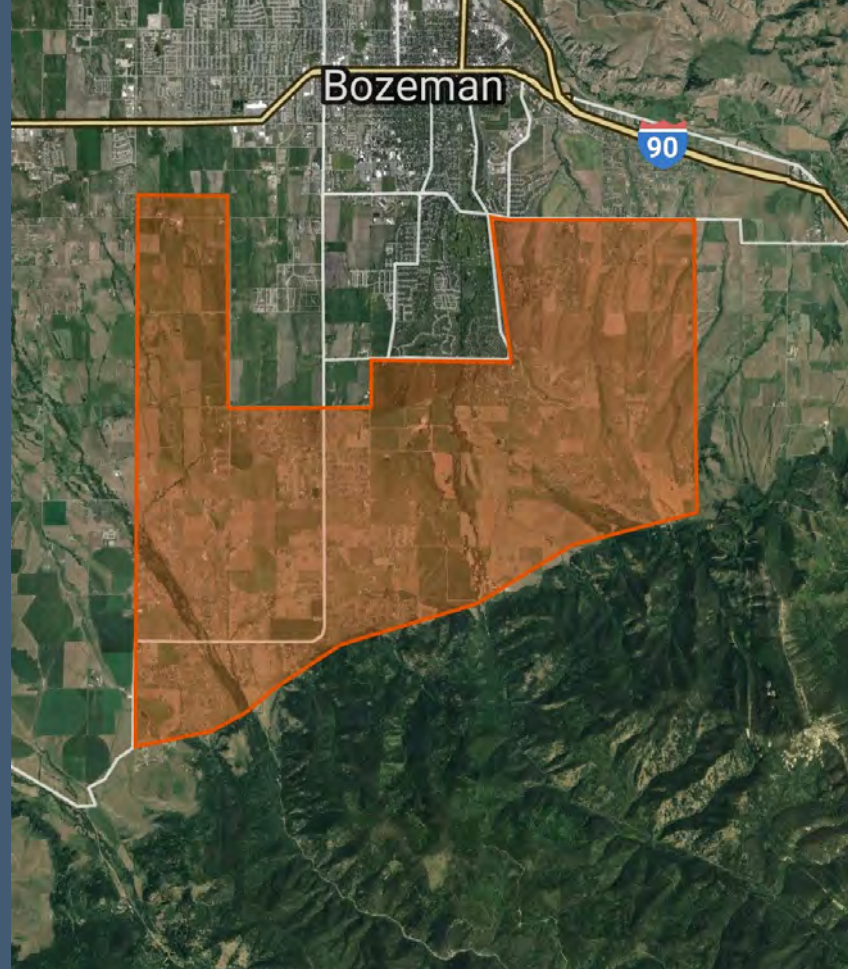
**SPIRIT HILLS**

**BRIDGER VIEW**

# SOUTHERN OUTSKIRTS

Living in the southern outskirts of Bozeman means you are near endless outdoor activities. One of Bozeman's gems, Hyalite Canyon, is just a short drive away which means you can enjoy hiking, camping, ice climbing, fishing, biking and skiing – right out your back door! Neighborhoods on the southern outskirts of Bozeman generally offer more space inside and out, as well as great views of the Bridger Mountains.

There are some newer subdivisions in the southern outskirts, but most are established, mature neighborhoods. Most of this area is within Bozeman school district boundaries, but outside city limits there are two smaller school districts, Anderson School and Lamotte School in Bear Canyon.



## *What we love*

When you live in the southern outskirts of Bozeman you enjoy a peaceful setting that feels far from town all while being just a few minutes' drive from Montana State University, the hospital and the Museum of the Rockies.



## *Favorite Subdivisions*

*Click to see homes for sale*

PAINTED HILLS | TRIPLE TREE | HYALITE FOOTHILLS | HYALITE VIEW ESTATES

GREENHILLS RANCH | LAZY TH HOME ESTATES | HOME 40

# FOUR CORNERS

As the growth of Bozeman spreads west, Four Corners is seeing an increase in both residential and commercial growth. Living in Four Corners offers nearby access to the Gallatin River, a short commute to Bozeman and a central location in between Belgrade and Big Sky. There are a number of great subdivisions in the Four Corners area like NorthStar, Elk Grove and Middle Creek Parklands. Home prices in Four Corners can be lower than in Bozeman, depending on which neighborhoods you are looking in.



## DEVELOPMENTS

The majority of development in the Four Corners area, aside from new subdivisions has been businesses opening or expanding in the area. On the way towards Four Corners, off of Huffine there is a commercial district with a coffee shop, and some restaurants including the Garage and Hop Lounge. The Four Corners intersection itself has been seeing ongoing development and addition of new businesses and we can expect that to continue.

## Pros

Larger lots for a lower price

Great location for a commute to Big Sky, Bozeman or Belgrade

Close to the Gallatin River & Gallatin Canyon

More businesses calling Four Corners home

Close to the Bozeman Hot Springs

## Cons

No city parks

Fewer walking trails

No major grocery store (yet)

High traffic area if you live near main roads

Not as many amenities

# WHO ARE WE?



Bozeman Real Estate Group is a locally owned and operated real estate office in Bozeman, Montana. We believe that Bozeman's uniqueness lies in the honesty and kindness of its people, and it is our priority to support and build relationships within our community. Our team shares a passion for giving back to our community and supporting the unique lifestyle that Bozeman offers.

[LEARN MORE ABOUT US](#)

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MONTANA**  
for everyone.



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