

WHERE TO LIVE IN BOZEMAN

A guide to Bozeman neighborhoods



BOZEMAN
REAL ESTATE GROUP

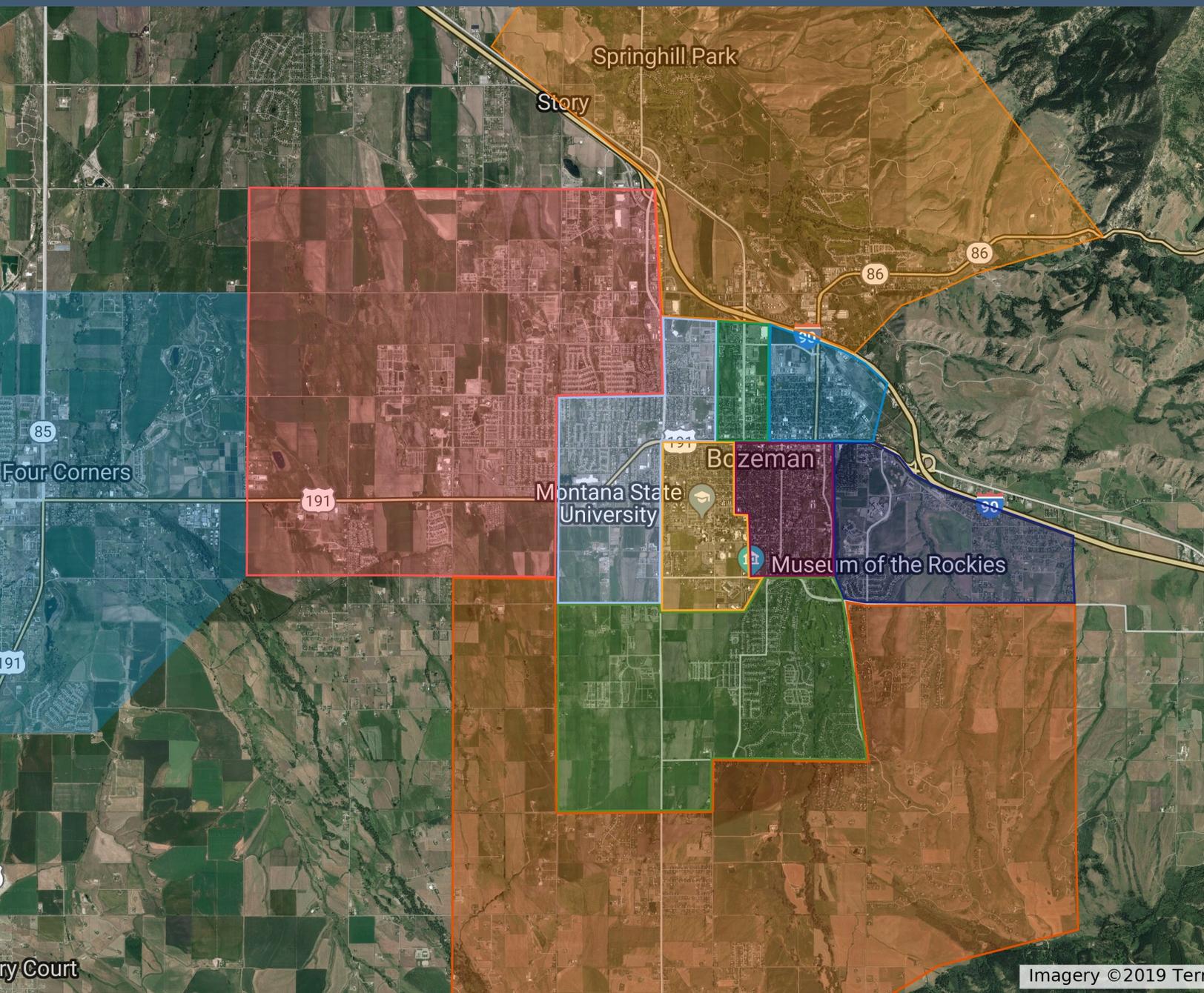
BOZEMAN NEIGHBORHOODS

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.

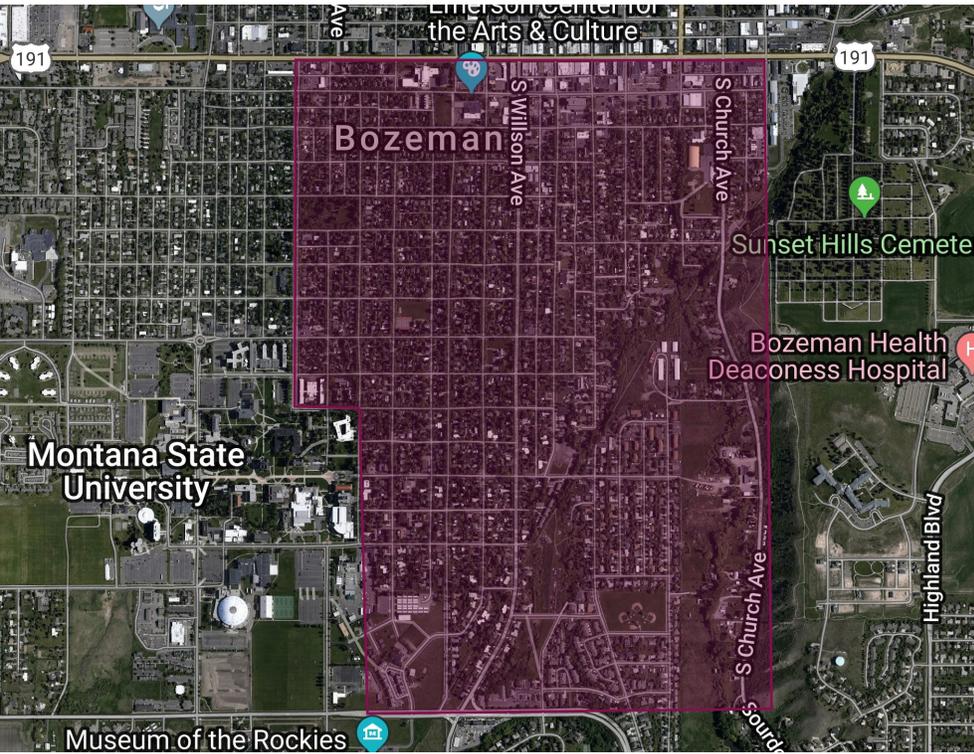
Let's get started...

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

In the blocks surrounding the south side of Main Street there are numerous developments underway. The largest is the 5-story Black Olive building, which includes 47 apartments available for rent, along with commercial space on the ground floor. Other plans for buildings on the south side of Main Street include a 3 & 4 story condo building called the Southside Lofts at 114 E. Olive Street, and a 3-story apartment building on South Church that will include 6 apartments available for rent.

[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 one of the coolest areas of Bozeman. 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

There are several projects underway that will have a significant impact on northeast Bozeman. The Cottonwood & Ida Mixed Use Neighborhood is a 2-acre parcel just east of Wallace Ave that will include 24 single-family townhomes and 68 apartments along with 30,000 sq.ft of offices, 20,000 sq.ft of public plazas and landscaped areas and a restaurant in the old grain warehouse.

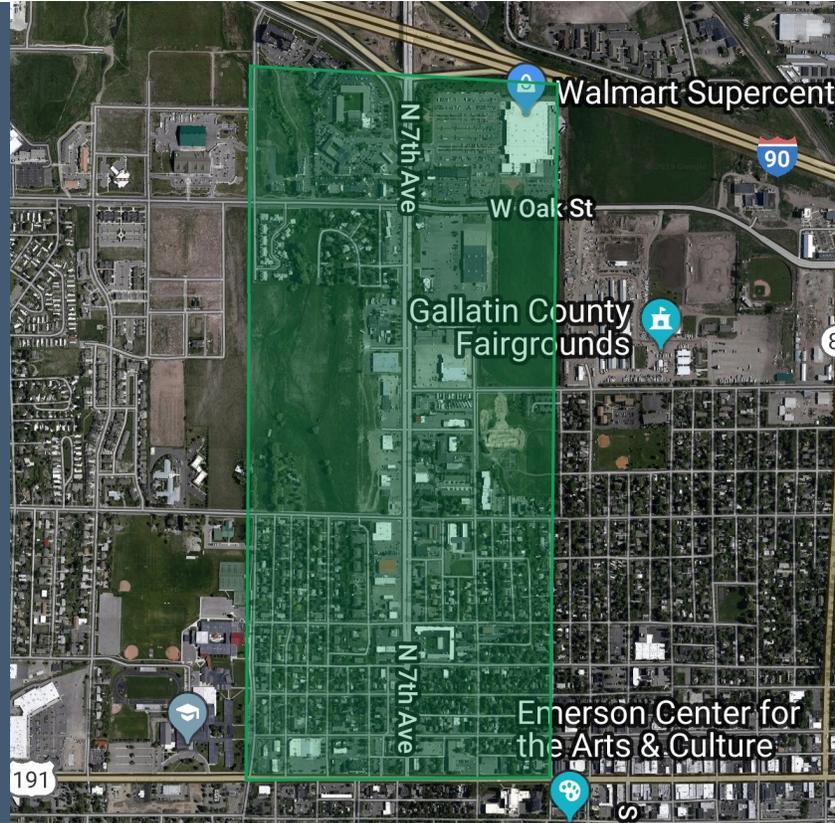
[CLICK HERE FOR MORE ON NORTHEAST DEVELOPMENTS](#)

MIDTOWN

While Midtown has not been known as a residential area in Bozeman in the past, that is quickly changing. In 2015, Bozeman commission approved a North 7th Renewal Plan that set plans to cultivate dense, urban style redevelopment in this area. Fast forward to 2021, there are several projects completed and underway for apartment buildings and condos that will bring housing to this revitalized area of Bozeman.

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 commercial buildings for sale like the 14,400 sq.ft commercial building that is currently home to NU2U.



Click the subdivisions below to see homes for sale in the area.

ROYAL VISTA SUBDIVISION | BRUNTON PALFFY ADDITION

There are at least 5 housing developments currently underway in Bozeman’s Midtown. The **West Peach Condos** offer 2BD/3BA floorplans on two levels with high-end finishes. The **9TEN** apartments will offer 97 apartments that are planned to be considered affordable for those making the median income in Bozeman. **The Monarch** building will offer 3 new condo units with modern design elements. The **Ruh Building** is nearly complete and 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. [Click here to read more about development in Midtown.](#)





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!

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

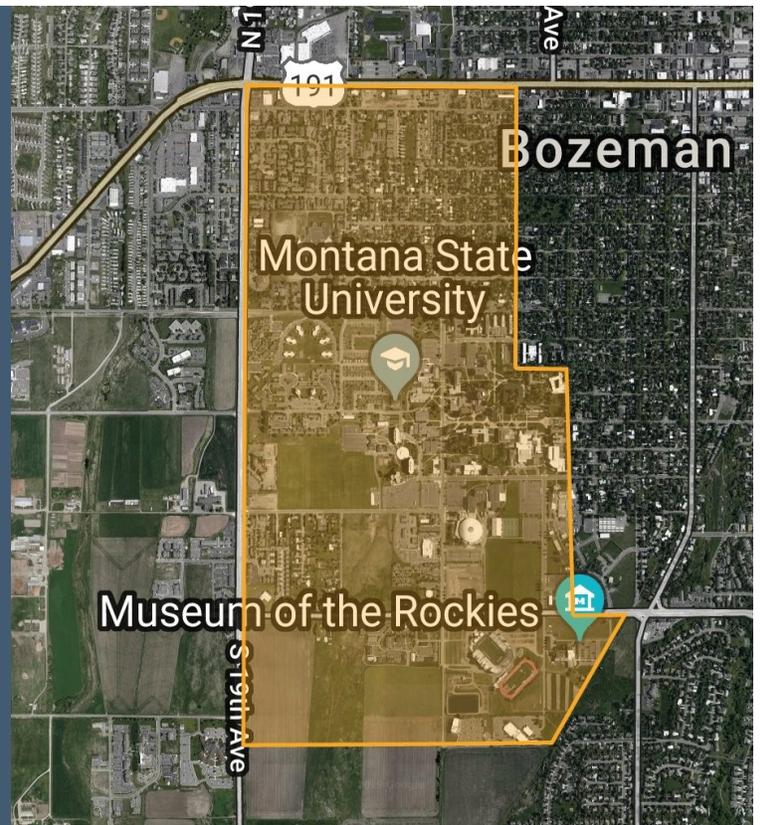
Because this is an established area of Bozeman, there are no major developments impacting the area at this time.

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

16,249
STUDENTS

11 YEARS
ENROLLMENT GROWTH

4,082
EMPLOYEES

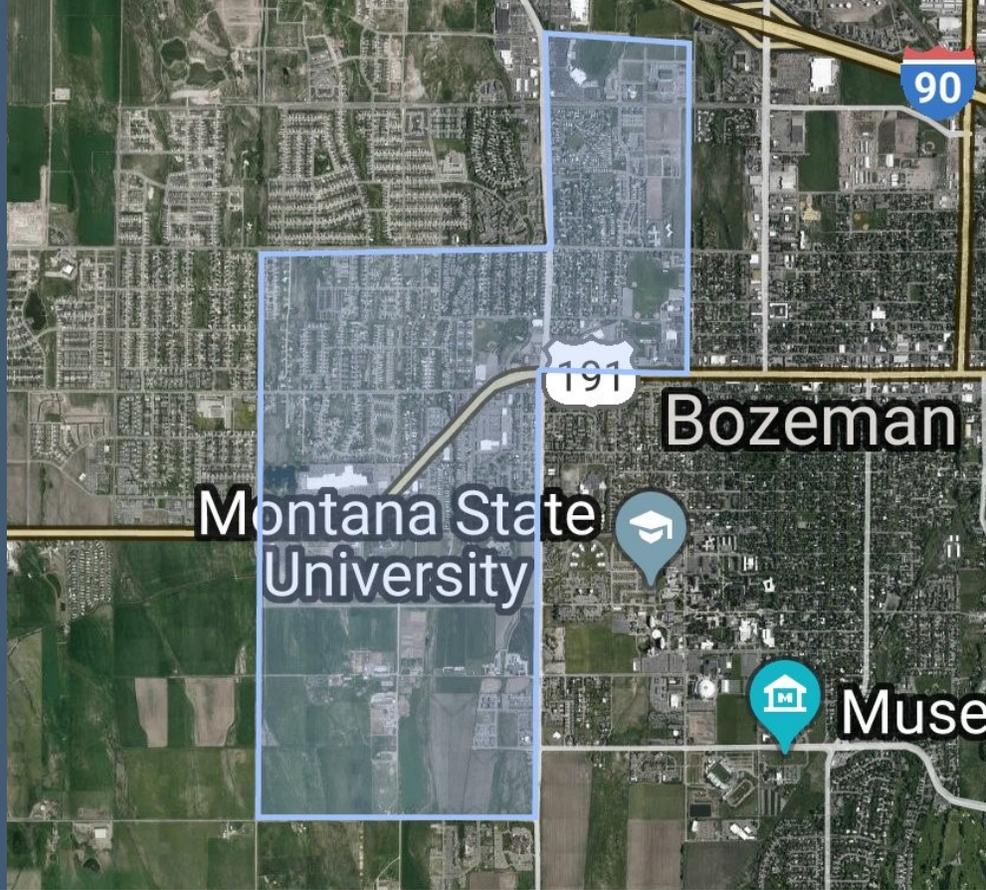


DEVELOPMENT

As Montana State University continues to grow, the need for student housing near campus has become a pressing issue. In 2015, the 499 bed **Stadium View Apartment Complex** was completed on the southern edge of campus. Just behind it, **The Arrow Townhomes & Flats** is a student community with "resort-style amenities" that offers 1 & 2 bedroom flats, as well as 4 & 5 bedroom townhomes. **Blackwood Groves** is set to be a large mixed-use subdivision located south of Alder Creek Subdivision.

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.



DEVELOPMENT

Just south of central Bozeman, across from the Gallatin Valley Mall is the Bozeman Gateway Shopping Center. This is the biggest development in this area of Bozeman with buildings under construction and several more in future plans. The 30,000 square-foot Aviator Building is being built next to the Zip Clinic/Jewelry Studio building, and will include a restaurant and stores. Building X will be a mixed-use, five-story building with two floors of office space and 3 floors of high-end condos. A three-story building next to Kohls will house retail and design space.

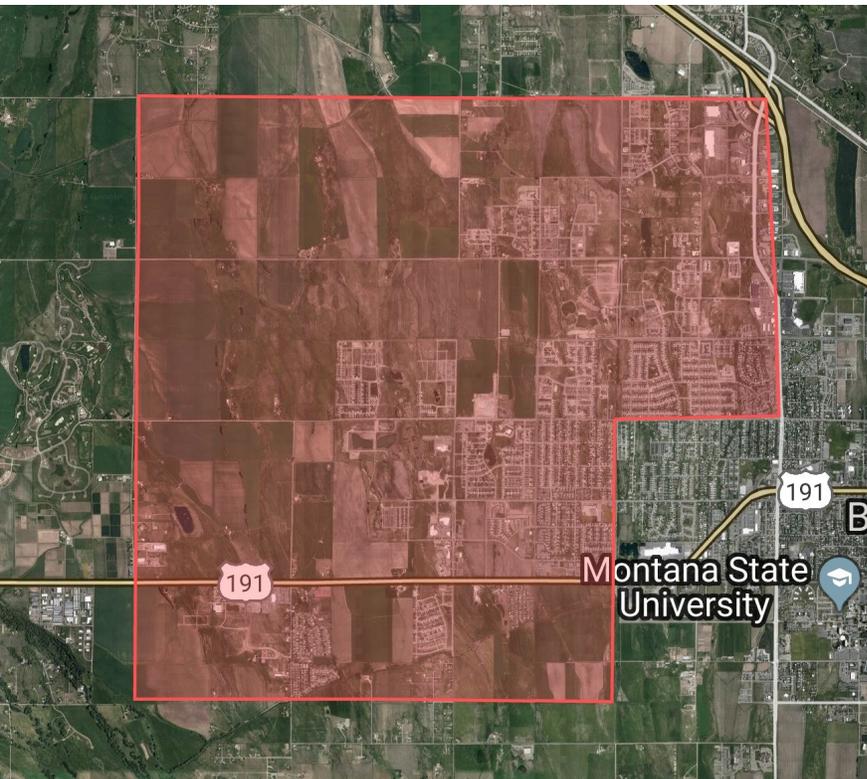
Local Tips

- 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. You can't miss it because you'll see all the cars!
- 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. 19th 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. Just north of Ferguson Farm is a 336-unit apartment development, the Icon Apartment Homes, which offers 336 apartment units with one, two & three bedroom floor plans and amenities like a fitness center, pool, business center, pet spa & more.

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

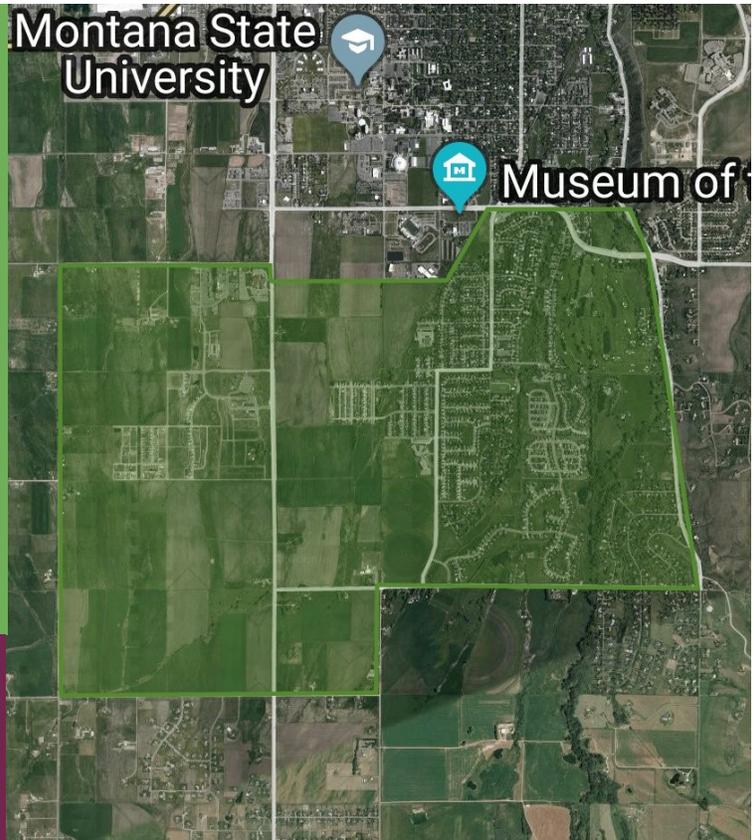
Beautiful neighborhood with mature trees, quiet streets and is located between Sacajawea and Morning Star which means your kids can walk to both!

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

Development is minimal but not unheard of in this area. Development of the Allison Subdivision, just west of Morning Star Elementary, is in its 4th phase, developing 50 residential lots to include single family, townhomes and multi-residential units. The Yellowstone Theological Center also has plans to develop 16 acres on 19th Avenue and Graf Street for their campus.

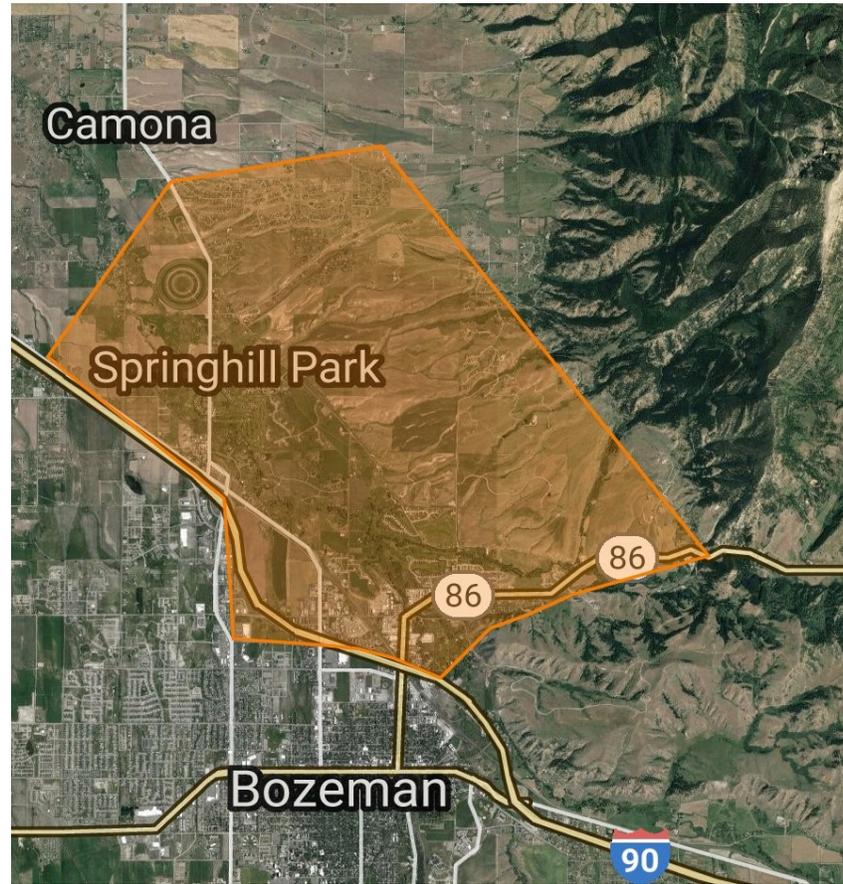
NORTHERN OUTSKIRTS

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 brand new, 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

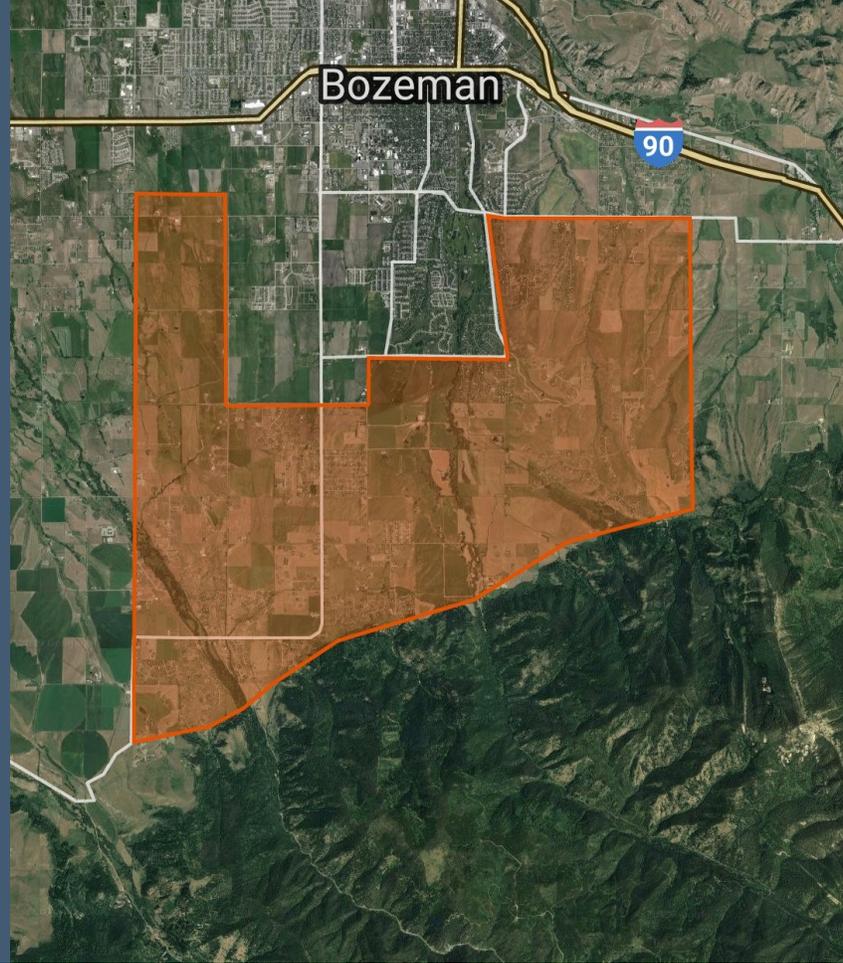
SPIRIT HILLS

STONEGATE

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. [Click here for school district boundaries in Gallatin County.](#)



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

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 is the new Barn District. This commercial district has a vegan restaurant, Farmacy Bistro and a yummy café, Knife Bistro. There are two other great restaurants in the area, the Garage and Hop Lounge.

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 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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for everyone.



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