

# \$1,550,000 - 4211 Bow Trail Sw, Calgary

MLS® #A2191751

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Rosscarrock, Calgary, Alberta

6 plex in Rosscarrock 4 -1BR, 1 2BR, 1 3BR. The 2 BR is a furnished unit. Owners pay electrical for the 2 BR, tenants pay their own electrical for all other units. There have been many recent cosmetic upgrades to the suites and the exterior landscaping. In 2021 upgrades include a new torch on roof and a new hot water tank. Laundry set of 1 washer and dryer included. It is a 15 minute walk to Westbrook Mall and the CTrain station and good access to the downtown core.

Built in 1970

## Essential Information

MLS® #	A2191751
Price	\$1,550,000
Bathrooms	0.00
Acres	0.14
Year Built	1970
Type	Commercial
Sub-Type	Multi Family
Status	Active

## Community Information

Address	4211 Bow Trail Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2G1



## Amenities

Parking Spaces      6

## Interior

Heating                Baseboard, Boiler, Natural Gas

Cooling                None

## Exterior

Lot Description      Back Lane, City Lot, Near Public Transit, Near Shopping Center

Roof                    Membrane, See Remarks

Construction        Stucco, Wood Frame

Foundation          Poured Concrete

## Additional Information

Date Listed           February 1st, 2025

Days on Market      151

Zoning                M-C1

## Listing Details

Listing Office        Michael Fleming Realty Corp.

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