

# \$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, Natural Gas, Boiler  
Cooling                      None

**Exterior**

Lot Description          Back Lane, City Lot, Near Shopping Center, Near Public Transit  
Roof                          Membrane, See Remarks  
Construction              Stucco, Wood Frame  
Foundation                Poured Concrete

**Additional Information**

Date Listed                February 1st, 2025  
Days on Market          99  
Zoning                      M-C1

**Listing Details**

Listing Office              Michael Fleming Realty Corp.

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