

# \$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 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 79

Zoning M-C1

## Listing Details

Listing Office Michael Fleming Realty Corp.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.