

**4211 Bow Trail SW  
Calgary, Alberta**

**MLS # A2191751**



**\$1,550,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	5,276 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Near Public Transit, Near Shopping Center		

**Heating:** Baseboard, Boiler, Natural Gas

**Floors:** -

**Roof:** Membrane, See Remarks

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** -

**Bldg Name:** -

**Water:** Public

**Sewer:** Public Sewer

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** 6 fridges, 6 stoves and window coverings owned by the Seller

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.