# \$1,475,000 - 4209 Bow Trail Sw, Calgary

MLS® #A2189101

## \$1,475,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.14 Acres

Rosscarrock, Calgary, Alberta

Discover this exceptional investment opportunity in the sought-after community of Rosscarrock. This turn-key, renovated 6-plex features a versatile unit mix: 1 x 3-bedroom, 1 x 2-bedroom, and 4 x 1-bedroom units. Each unit is individually sub-metered for electricity, with tenants responsible for their own utility costs.

## Key updates include:

- Hot water tank (replaced in 2021)
- Newer roof (approximately 8 years old)
- Well-maintained original boiler

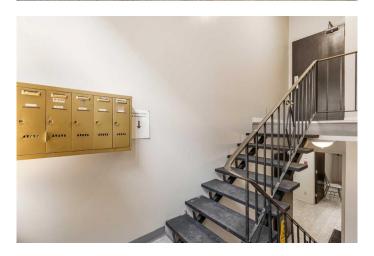
Conveniently located minutes from Westbrook Mall and the Westbrook underground LRT station, this property offers tenants seamless access to downtown Calgary and nearby amenities.

Situated on a 6,239 sq. ft. rectangular lot (50 ft x 125 ft) zoned MC-1, the property is surrounded by higher-density developments. According to the City of Calgary's Westbrook Communities Local Area Plan, the lot is designated as "Neighbourhood Flex― Urban Form with a "Low― Building Scale, presenting potential for future development of up to 6 storeys (subject to development approval).

Whether you're looking for a buy-and-hold opportunity or considering a redevelopment project, this property offers incredible value







and versatility. Please make offers subject to viewing.

#### Built in 1969

#### **Essential Information**

MLS® # A2189101 Price \$1,475,000

Bathrooms 0.00 Acres 0.14 Year Built 1969

Type Commercial Sub-Type Multi Family

Status Active

# **Community Information**

Address 4209 Bow Trail Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 2G1

#### **Amenities**

Parking Spaces 6

#### Interior

Heating Boiler, Natural Gas

Cooling None

### **Exterior**

Lot Description Back Lane, Level, Near Public Transit

Roof Flat

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 20th, 2025

Days on Market 80

Zoning MC-1

# **Listing Details**

Listing Office eXp Realty

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