

4211 Bow Trail SW
Calgary, Alberta

MLS # A2191751



\$1,550,000

Division:	Rosscarrock		
Type:	Commercial/Multi Family		
Style:	-		
Size:	5,276 sq.ft.	Age:	1970 (55 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	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.