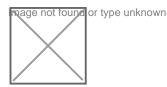


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4209 BOW TRAIL SW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

26118

MLS ID: A2149247

\$1,550,000



**△** ANTHONY THERRIEN-BERNARD

**2** (403) 262-7653

**403-262-7653** 

4209 Bow Trail SW, Calgary , Alberta T3C 2G1

**Transaction Type** 

For Sale

**Days On Market** 

Zoning MC-1

i oi oaic

Subdivision

Rosscarrock

Year Built

1969

46

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

**Property Sub Type** 

Multi Family

1362S

Legal Plan

Building Area (Sq. Ft.)

2175.00

Building Area (Sq. M.)

202.06

Lot Size (Sq. Ft.)

6239

Lot Size (Acres)

**Poured Concrete** 

0.14

Construction Type Stucco, Wood Frame Roof Flat

Cooling

None

Inclusions

Heating

Restrictions

Boiler, Natural Gas

**Foundation** 

**Lot Features**Back Lane, Level, Near Public Transit

6 refrigerator, 6 electric stoves, all kitchen appliances and window coverings belonging to the Seller

None Known

Reports

Floor Plans,Information Package,Pro-

Forma, Title

Renovated 6 plex in Rosscarrock with 1x3 Beds, 1x2 Beds and 4x1 Beds. Hot Water Tank in 2021, original but well-maintained boiler, newer roof (about 8 years old). Less than 15 Minute walk to Westbrook Mall and the LRT station. Please make offers subject to viewing.

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