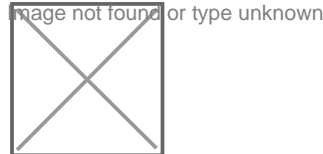


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4209 BOW TRAIL SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
27403


MLS ID:
A2189101

\$1,500,000



 **ANTHONY THERRIEN-BERNARD**
 (403) 262-7653

 eXp Realty
 403-262-7653

 4209 Bow Trail SW, Calgary , Alberta T3C 2G1

Transaction Type For Sale	Days On Market 10	Zoning MC-1
Subdivision Rosscarrock	Year Built 1969	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 1362S
Building Area (Sq. Ft.) 2175.00	Building Area (Sq. M.) 202.06	Lot Size (Sq. Ft.) 6239
Lot Size (Acres) 0.14	Construction Type Stucco,Wood Frame	Roof Flat
Foundation Poured Concrete	Cooling None	Heating Boiler,Natural Gas
Lot Features Back Lane,Level,Near Public Transit	Inclusions 6 refrigerator, 6 electric stoves, all kitchen appliances and window coverings belonging to the Seller	Restrictions None Known

Reports

Information Package,Rent Roll,RPR with Compliance,Title

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.

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