

# \$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.

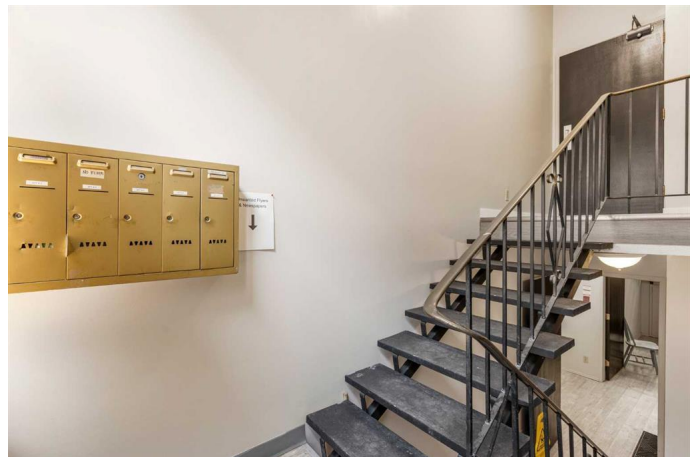
Key updates include:

- 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	107

Zoning

MC-1

## **Listing Details**

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.