

# \$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.

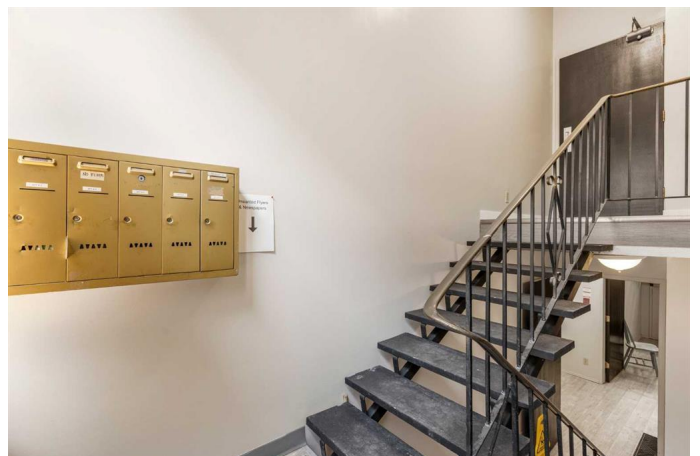
Key updates include:

- 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
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**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	114

Zoning

MC-1

## **Listing Details**

Listing Office

eXp Realty

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