

# \$389,900 - 4407 Bow Trail Sw, Calgary

MLS® #A2228743

**\$389,900**

3 Bedroom, 1.00 Bathroom, 967 sqft

Residential on 0.00 Acres

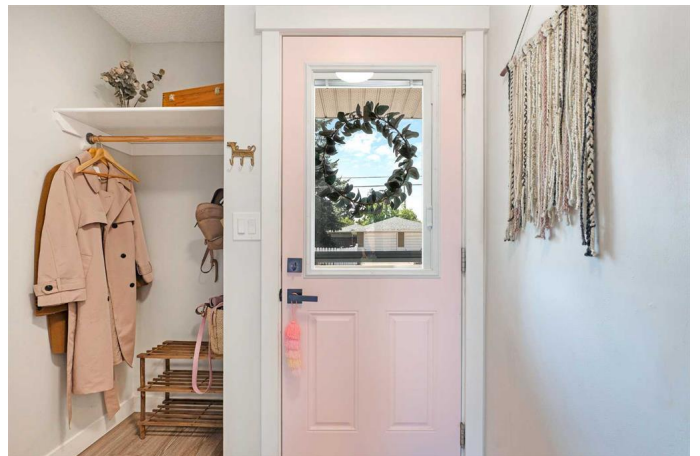
Rosscarrock, Calgary, Alberta

Comfortable, lovely & completely updated 3 bedroom townhome in Rosscarrock, offering over 900 sq ft of living space & private fully fenced, renovated yard, with new patio stones & turf. The main level presents vinyl plank flooring & recessed lighting, showcasing a spacious living/dining area & kitchen thatâ€™s tastefully finished with crisp white cabinets, stainless steel appliances & farmhouse sink. The second level hosts 3 bedrooms & nicely updated 4 piece bath. Other notable features include a private fenced yard with new patio stones & low maintenance turf plus 2 assigned parking stalls outside the front door. Located close to Shaganappi Point Golf Course, scenic Edworthy Park, schools, shopping, public transit & effortless access to 37th Street, Bow & Sarcee Trails.

Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228743    |
| Price          | \$389,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 967         |
| Acres          | 0.00        |
| Year Built     | 1970        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4407 Bow Trail Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 2G3           |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Snow Removal |
| Parking Spaces | 2                     |
| Parking        | Stall                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Recessed Lighting, Soaking Tub                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance, Private Yard       |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 24             |
| Zoning         | M-C1           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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