

\$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.

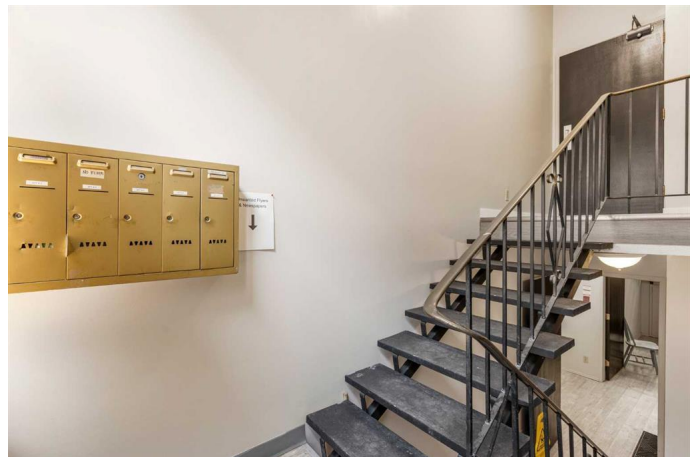
Key updates include:

- 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 | Natural Gas, Boiler |
| Cooling | None |

Exterior

| | |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Level, Near Public Transit |
| Roof | Flat |
| Construction | Wood Frame, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 20th, 2025 |
| Days on Market | 125 |

Zoning

MC-1

Listing Details

Listing Office

eXp Realty

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