



**GRASSROOTS**  
REALTY GROUP

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**4131 Bow Trail SW**  
**Calgary, Alberta**

**MLS # A2222116**



**\$9,800 per month**

**Division:** Rosscarrock

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,400 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.21 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Negotiable

2200 sf, lower level of free standing property on main arteries from downtown, approved for medical and professional practice. Currently meeting standards for Occupational Health and Welfare. Suitable for medical/professional. Free parking on site. Elevator to all levels. Air conditioning. Oak finished and partial hardwood floors. 7 individual office/room spaces, with reception area and conference room. Shared access to kitchen. Scenic property with mature trees, and beautifully presentable. 5 minutes to downtown, and within walking distance of C-train.