



GRASSROOTS
REALTY GROUP

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**4209 Bow Trail SW
Calgary, Alberta**

MLS # A2189101



\$1,475,000

Division:	Rosscarrock		
Type:	Commercial/Multi Family		
Style:	-		
Size:	2,175 sq.ft.	Age:	1969 (56 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Near Public Transit		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 6 refrigerator, 6 electric stoves, all kitchen appliances and window coverings belonging to the Seller

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.