



GRASSROOTS
REALTY GROUP

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**4211 Bow Trail SW
Calgary, Alberta**

MLS # A2191751



\$1,550,000

Division:	Rosscarrock		
Type:	Commercial/Multi Family		
Style:	-		
Size:	5,276 sq.ft.	Age:	1970 (55 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Near Public Transit, Near Shopping Center		

Heating:	Baseboard, Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Membrane, See Remarks	Sewer:	Public Sewer
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 6 fridges, 6 stoves and window coverings owned by the Seller

6 plex in Rosscarrock 4 -1BR, 1 2BR, 1 3BR. The 2 BR is a furnished unit. Owners pay electrical for the 2 BR, tenants pay their own electrical for all other units. There have been many recent cosmetic upgrades to the suites and the exterior landscaping. In 2021 upgrades include a new torch on roof and a new hot water tank. Laundry set of 1 washer and dryer included. It is a 15 minute walk to Westbrook Mall and the CTrain station and good access to the downtown core.