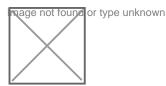


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4211 BOW TRAIL SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

29168

MLS ID:

A2191751

\$1,550,000



- A MIKE FLEMING
- **2** (403) 863-7217
- Michael Fleming Realty Corp.
- **403-208-3500**
- 4211 Bow Trail SW, Calgary , Alberta T3L 2G1

Transaction Type Title

For Sale Fee Simple

Zoning

M-C1 Rosscarrock Free-Standing,Low Rise (2-4 stories)

Subdivision

Days On Market

Building Type

Property Type

Commercial

150

Year Built Structure Type
1970 Five Plus

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Multi Family 1362S 5276.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

490.15 6243 0.14

Footprint (Sq. Ft.) Construction Type Roof

2638 Stucco, Wood Frame Membrane, See Remarks

Foundation Cooling Heating

Poured Concrete None Baseboard, Boiler, Natural Gas

Lot Features Access to Property

Back Lane, City Lot, Near Public

Laundry Facility

Commercial Amenities

Back Alley Access, Gravel Lane, Major

Shopping Center, Paved Road, Public

Transit, Near Shopping Center

Transportation Nearby

Inclusions Restrictions Reports

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

None Known

Pro-Forma,RPR with Compliance,Title

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.