

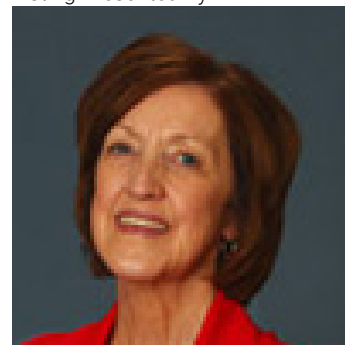


4209 Bow Trail Calgary Alberta

\$1,475,000

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. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty

<https://calgaryreihub.com/>



CIR

REALTY

149 West Lakeview Point , Calgary,
AB,

Phone: 403-585-5270
cawarawa@shaw.ca