

**102, 4127 Bow Trail SW**  
**Calgary, Alberta**

**MLS # A2213056**



**\$179,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	460 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** N/A

Charming 1-Bedroom Condo in Rosscarrock & Affordable Living Near Bow Trail. Welcome to this cozy and inviting 1-bedroom, 1-bathroom condo located in the desirable community of Rosscarrock. Offering 448 sq ft of efficiently designed living space, this unit combines comfort, functionality, and unbeatable value. Enjoy the convenience of a well-equipped kitchen, a bright open-concept living area, and a spacious bedroom & ideal for relaxing or working from home. The unit comes with one outdoor parking stall and low condo fees, making it a smart choice for first-time buyers or investors alike. Tucked just off Bow Trail, you'll love the quick access to downtown, nearby parks, shopping, and public transit. Whether you're looking to get into the market or expand your rental portfolio, this hidden gem is worth a look!