



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4127 BOW Trail #203, Calgary T3C 2E9**

MLS® #: **A2167740**

Area: **Rosscarrock**

Listing Date: **09/21/24**

List Price: **\$179,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **448**  
Low Sqft:  
Ttl Sqft: **448**

DOM

**61**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>6`10" x 10`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>5`6" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6`11" x 12`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`3" x 12`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$397**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C1**

Legal Desc:	0710229	Monthly	Remarks
Pub Rmks:	<b>Charming 1-Bedroom Condo in Rosscarock Overlooking Bow Trail! Welcome to this cozy and inviting 1-bedroom, 1-bathroom condo in the heart of Rosscarock. With 448 sq ft of living space, this second-floor unit offers a thoughtfully designed layout that maximizes functionality and comfort. Step out onto your private balcony for a morning coffee or an evening breeze. The well-appointed kitchen is perfect for preparing meals, and the living space has a cute, open-concept feel that makes it easy to relax and unwind. This unit includes one outdoor parking stall and boasts low condo fees, making it an affordable choice for first-time buyers or savvy investors. Conveniently located near shopping, parks, and public transit, this home has everything you need!</b>		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









