



THE
A-TEAM

**RE/MAX
FIRST**

4127 BOW Trail #203, Calgary T3C 2E9

MLS®#: **A2167740**

Area: **Rosscarrow**

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
Apartment
Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **448**
Low Sqft:
Ttl Sqft: **448**

Stall

DOM

61
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

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

Room	Level	Dimensions
Living Room	Main	6`10" x 10`9"
Kitchen	Main	6`11" x 12`9"
Bedroom - Primary	Main	8`3" x 12`1"

Room	Level	Dimensions
Dining Room	Main	5`6" x 10`11"
4pc Bathroom	Main	4`10" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$397

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Legal Desc:

0710229

Monthly

Remarks

Pub Rmks:

Charming 1-Bedroom Condo in Rosscarrock Overlooking Bow Trail! Welcome to this cozy and inviting 1-bedroom, 1-bathroom condo in the heart of Rosscarrock. 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!

Inclusions:

N/A

Property Listed By:

CIR Realty

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





