

**203, 4127 Bow Trail SW**  
**Calgary, Alberta**

**MLS # A2167740**



**\$179,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	448 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Wood Frame

**Foundation:** -

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 397

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

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!