

# \$399,900 - 4407 Bow Trail Sw, Calgary

MLS® #A2228743

**\$399,900**

3 Bedroom, 1.00 Bathroom, 967 sqft

Residential on 0.00 Acres

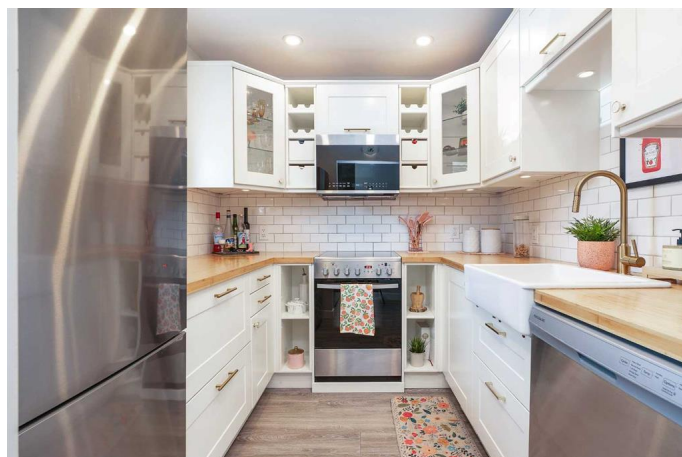
Rosscarrock, Calgary, Alberta

OPEN HOUSE SATURDAY, JUNE 14TH FROM 1-3 PM. Comfortable, lovely & completely updated 3 bedroom townhome in Rosscarrock, offering over 900 sq ft of living space & private fully fenced, renovated yard, with new patio stones & turf. The main level presents vinyl plank flooring & recessed lighting, showcasing a spacious living/dining area & kitchen thatâ€™s tastefully finished with crisp white cabinets, stainless steel appliances & farmhouse sink. The second level hosts 3 bedrooms & nicely updated 4 piece bath. Other notable features include a private fenced yard with new patio stones & low maintenance turf plus 2 assigned parking stalls outside the front door. Located close to Shaganappi Point Golf Course, scenic Edworthy Park, schools, shopping, public transit & effortless access to 37th Street, Bow & Sarcree Trails.

Built in 1970

## Essential Information

MLS® #	A2228743
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	967
Acres	0.00
Year Built	1970



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4407 Bow Trail Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2G3

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Built-in Features, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	9
Zoning	M-C1

### Listing Details

Listing Office

RE/MAX First

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