

**4407 Bow Trail SW
Calgary, Alberta****MLS # A2228743****\$399,900**

Division:	Rosscarrock		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	967 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Recessed Lighting, Soaking Tub		

Inclusions: TV mount.

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 that'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 & Sarcee Trails.