

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

MLS® #A2228743

**\$399,900**

3 Bedroom, 1.00 Bathroom, 967 sqft

Residential on 0.00 Acres

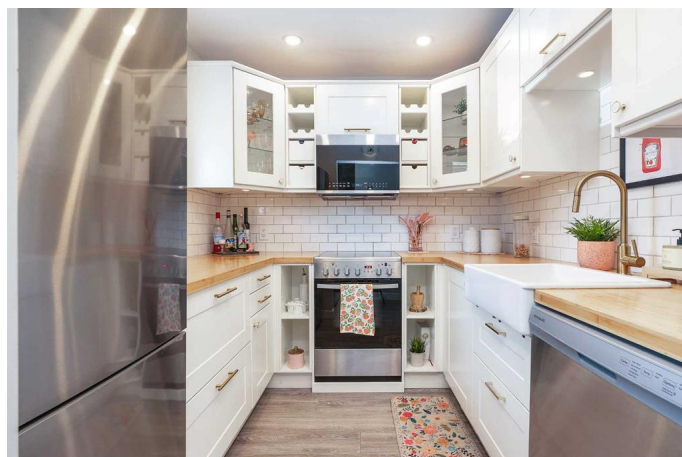
Rosscarrock, Calgary, Alberta

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	3
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.