



**GRASSROOTS**

REALTY GROUP

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**1415 Rosehill Drive NW  
Calgary, Alberta**

**MLS # A2295667**

**\$649,000**



<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Laminate Counters, See Remarks, Separate Entrance, Wood Windows		

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Welcome to 1415 Rosehill Drive NW &mdash; a rare semi-detached home with a legal secondary suite in the heart of the coveted Rosemont community. Live up, rent down, and let your mortgage pay for itself. Originally a full duplex, this property has been legally subdivided into two semi-detached titles, giving you the privacy and ownership structure of a standalone home &mdash; with no condo fees. The main floor offers 2 bedrooms and 1 full bathroom across approximately 907 sq ft of bright, comfortable living space. The fully finished basement has been developed as a legal secondary suite approximately 536 sq ft and is thoughtfully laid out with 1 bedroom, a spacious family room, a 3-piece bathroom, a kitchenette, and the added convenience of in-suite laundry &mdash; everything a tenant needs for comfortable, self-contained living. With a private entrance, this legal suite is a true mortgage helper that can generate rental income from day one and meaningfully offset your monthly carrying costs. Whether you're a first-time buyer looking to enter the market with built-in income support, or an investor seeking a turn-key revenue property, this home delivers on both fronts. With rental demand consistently strong in this desirable NW neighbourhood, the legal suite adds immediate financial flexibility and long-term wealth-building potential. Located in one of NW Calgary's most established and tree-lined communities, Rosemont offers a lifestyle that's hard to beat. The property sits within walking distance of Confederation Park &mdash; featuring a golf course, playgrounds, tennis courts, and a winter skating rink &mdash; and is just minutes from the expansive Nose Hill Park with its extensive hiking trails and off-leash dog areas. The Rosemont Community Association provides a local skating rink and year-round

community programming. Families will love the proximity to multiple schools including Rosemont School, Colonel Irvine School, and St. Francis High School. Everyday errands are easy with North Hill Shopping Centre, Brentwood Village, and the vibrant Kensington Village all nearby. Commuters enjoy quick access to downtown Calgary in approximately 15 minutes via 14th Street NW or 10th Street NW, plus Calgary Transit bus routes connecting to the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. Opportunity to own this freehold, income-generating property in one of Calgary's most connected and character-rich inner-city communities.