



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14 Rosetree Crescent NW
Calgary, Alberta

MLS # A2332942



\$1,349,000

Division:	Rosemont		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,957 sq.ft.	Age:	1959 (67 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Driveway, Garage Faces Rear, On Street, Triple Garage Detach		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Many Tre		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance, Soaking Tub, Vinyl Windows, Wood Windows		

Inclusions: 4 Stoves, 4 refrigerators, 4 washer/dryers, 3 dishwashers

Rare 4 unit full duplex on the largest lot in Rosemont, one of NW Calgary's premier neighbourhoods. If you like excellent cash flow of \$135,000 per year, this is a property for you. 2025 gross revenue of \$135,108 produced \$70,725 of net operating income, translating to a 5.24% cap rate. Over \$129,000 of capital improvements since 2022, including a legalized basement suite. Built for savvy investors. Two long term tenancies at \$1,850 and \$1,400 per month provide stable income, while 2 fully furnished short term rentals produced \$94,308 in 2025 across Airbnb and VRBO. Detached triple garage rented at \$150 per month, plus an additional five parking stalls. There are 8 parking spots across the property. Turnkey and hands off. Short term Rental Furnishings are included. The owner operators are Airbnb Superhosts and VRBO Premier Hosts, and will pass on the full operating blueprint. Net operating income was positive in every month of 2025. The lasting value is the land. At 11,485 SF this is effectively two full city lots on one of Rosemont's most coveted crescents, that sees hardly any traffic. Minutes to Confederation Park, SAIT, Foothills Hospital, the University of Calgary and downtown. Airport roughly 20 minutes via Deerfoot. Cash flow now and Redevelopment later (if you'd like). Please view the video and 3D tour. Financials in supplements.