



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3222/3224 14 Street NW
Calgary, Alberta

MLS # A2344278



\$1,275,000

Division:	Rosemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,806 sq.ft.	Age:	1958 (68 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings and blinds, 4x Refrigerators, 4x Washing machines, 4x Dryers, 2x Electric stoves, 2x Microwave w/ hood fans, 2x Overhead range hoods, 2x Built-in ovens, 4x Dishwashers

An exceptional turnkey investment opportunity generating over \$95K gross income in the highly sought-after community of Rosemont. This fully renovated fourplex offers four self contained units, each featuring two spacious bedrooms, a full bathroom, separate laundry, and modern finishes (including new windows) completed in 2022. With fully legal basement suites and low-maintenance interiors, this property is designed to maximize cash flow while minimizing ongoing upkeep. Ideally situated with easy access to downtown Calgary, SAIT, and the University of Calgary, the location consistently attracts a strong tenant pool, helping to ensure stable occupancy year after year. Residents will appreciate the unique setting backing onto green space and fronting directly onto Confederation Park Golf Course, providing attractive views and a desirable lifestyle rarely found in income properties. Currently generating \$7,950 per month in rental income and offering an approximate 5.2% cap rate, this is a compelling opportunity for investors seeking a well-positioned asset with strong income potential in one of Calgary's most established and desirable inner-city communities.