



GRASSROOTS
REALTY GROUP

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3715 14 Street NW
Calgary, Alberta

MLS # A2242549



\$1,249,999

Division:	Collingwood		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,853 sq.ft.	Age:	1958 (67 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	Full, Suite	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Electric Stove (total 4), Refrigerator (total 4)

Located just north of downtown in one of Calgary's sought-after inner-city communities, this well-maintained duplex with 2 illegal suites is an excellent opportunity for investors. The property offers a total of 8 bedrooms, with two 2-bedroom upper units, a spacious 3-bedroom lower unit, and a separate 1-bedroom lower unit—providing strong rental flexibility and income potential. Though interior photos are unavailable to respect tenant privacy, the property has seen ample upgrades and is in great condition. Tenants benefit from thoughtful layouts, a detached garage, a backyard, and a location that's close to amenities, transit, and downtown. Whether you're looking to add to your portfolio or secure a reliable income property in a prime area, this one checks all the boxes