



**GRASSROOTS**  
REALTY GROUP

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**3715 14 Street NW**  
**Calgary, Alberta**

**MLS # A2267508**



**\$1,249,999**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,852 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	9	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** NA

4 UNITS - Located just north of downtown in the highly sought-after community of Collingwood, this well-maintained full duplex with two illegal basement suites presents an incredible opportunity for investors. Featuring a total of four self-contained units—each with separate entrances—this property offers strong rental income and long-term value growth in a great community. Each main floor suite offers a spacious 2-bedroom, 1-bathroom layout with bright living areas, functional kitchens, and private laundry. The lower-level suites include 1-2 bedrooms, full kitchens, and their own bathrooms, providing flexibility for extended family. The property has been well cared for, with thoughtful updates, solid mechanicals, and excellent tenants already in place. Outside, enjoy a west-facing backyard that captures the evening sun, a detached double garage, and ample street parking. Sitting on a large 557 sq. m lot (R-CG zoning), this property also holds future redevelopment potential in one of Calgary's most established communities—just minutes from SAIT, U of C, Confederation Park, and downtown. Whether you're looking to expand your investment portfolio or live in one unit while renting the others, this Collingwood duplex delivers the perfect combination of location, stability, and upside potential.