

# \$849,000 - 1431 Rosehill Drive Nw, Calgary

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MLS® #A2222383

**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,778 sqft

Residential on 0.17 Acres

Rosemont, Calgary, Alberta

ATTENTION INVESTORS & EXTENDED FAMILIES! This spacious FULL DUPLEX presents a rare opportunity for significant rental income or comfortable multi-generational living. Featuring a total of EIGHT bedrooms and FOUR bathrooms, the property offers ample space for tenants or family members. Enjoy the convenience of a prime location, walking distance to Confederation Park with easy access to public transit, 14th Street, and Cambrian Drive. The main floors boast beautifully refinished oak hardwood, leading from generous living/dining areas to kitchens with original charm. Each unit features two large bedrooms and a 4-piece bathroom on the main floor, with two additional large bedrooms, storage, and laundry facilities in the basement. There are separate side entrances to the basement. Benefit from updated windows (2013), furnaces, and hot water tanks (2015). Ample street parking provides added convenience. Don't miss out on this exceptional opportunity to renovate, personalize, and maximize your investment potential. Schedule your private showing today!

Built in 1960

## Essential Information

MLS® #                    A2222383

Price                     \$849,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,778
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	1431 Rosehill Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1M5

### Amenities

Parking	None
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### Interior

Interior Features	Ceiling Fan(s), No Animal Home, Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Rectangular Lot, Back Lane, Sloped
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
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Days on Market	39
Zoning	R-CG

## **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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