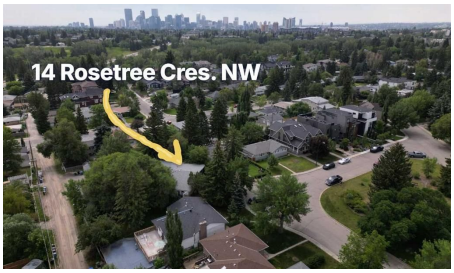
14 Rosetree Crescent NW

Calgary | Active | MLS® A2332942

$1,299,900









Year Built	Living area
1959	**1,957.43 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Full Financials are available in supplements and upon request. 3D iGuide Tour and Video, and photos of all units are available. 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. 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 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. almost all furnishings are included. 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.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2332942
Year Built	1959
Property Type:	Multi-Family
Property Sub Type:	Full Duplex
Transaction Type:	For Sale
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,957.43 sq. ft.
Main Level Finished Area:	1,957.43 sq. ft.
Below Grade Finished Area:	1,906.51 sq. ft.
Lot Area:	11,485 sq. ft.
Levels:	One

Year built:	1959 (Age: 67)
Bathrooms:	- (Full:-, Half:-)
Plan:	5488HM
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Furnished:	Partially
New Constr.:	No
Construction Material:	Brick, Metal Siding, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Garage:	Yes
Garage Spaces:	3
Parking:	Alley Access, Driveway, Garage Faces Rear, On Street, Triple Garage Detached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Unit, Lower Level, Main Level, Multiple Locations
City Quadrant:	Northwest
Community:	Rosemont (Calgary)
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	4 Stoves, 4 refrigerators, 4 washer/dryers, 3 dishwashers
Restrictions:	None Known
Title to Land:	Fee Simple

Community Features:	Golf, Park, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths, Playground, Tennis Court(s)
Interior Features:	Built-in Features, Separate Entrance, Soaking Tub, Vinyl Windows, Wood Windows
Exterior Features:	Private Yard, Private Entrance
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Level, Many Trees, Paved, Pie Shaped Lot, Back Yard, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Aug 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14-rosetree-crescent-nw-calgary-a2332942/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.