2413 14 Street NW

Calgary | Active | MLS® A2359814

$974,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1964**	**1,806 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

EXCELLENT REVENUE PROPERTY IN THE HEART OF CAPITOL HILL! An outstanding opportunity to own a single-titled bungalow-style duplex situated on a generous 6,700 sq. ft. corner lot in one of Calgary's desirable inner-city communities! Featuring a combined total of 8 bedrooms across both units, this property offers versatility and excellent investment potential. Currently, 7 of the 8 bedrooms are tenanted, providing immediate rental income and an excellent opportunity for investors looking for an established revenue-generating property.

With two separate addresses, 2413 and 2415, each side provides its own living space and is complete with a refrigerator, stove, washer, and dryer. Whether you're looking to expand your investment portfolio, accommodate multi-generational living, or explore the possibility of occupying one side while generating rental income from the other, this duplex offers a variety of possibilities.

Ideally situated along 14 Street NW in the established inner-city community of Capitol Hill, this property is conveniently located just minutes from downtown Calgary, SAIT, the University of Calgary, Confederation Park, North Hill Shopping Centre, and an abundance of local shops, restaurants, and amenities. Excellent access to public transit and major transportation routes adds to the convenience and appeal of this central location.

Combining existing rental income, a substantial corner lot, excellent revenue potential, and a prime inner-city location, this property presents an exceptional opportunity for investors and homeowners alike. Don't miss your chance to own this fantastic income-producing duplex in Capitol Hill!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359814
Bedrooms	4
Bathrooms	2
Year Built	1964
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,806 sq. ft.
Main Level Finished Area:	1,806 sq. ft.
Below Grade Finished Area:	1,308 sq. ft.
Lot Area:	630 sq. ft.
Lot Frontage:	128'
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1964 (Age: 62)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	529JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Concrete, Stucco, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad, Unpaved
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level, Main Level
City Quadrant:	Northwest
Community:	Capitol Hill
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	See Remarks
Main Floor	Foyer · 10'8" × 9'5" ·
Main Floor	Kitchen · 12'1" × 8'4" ·
Main Floor	Dining Room · 8'9" × 4'8" ·
Main Floor	Living Room · 10'9" × 10'4" ·
Main Floor	Bedroom - Primary · 15' × 9'10" ·
Main Floor	Bedroom · 11'5" × 9'9" ·
Basement	Bedroom · 12'6" × 8'11" ·
Basement	Bedroom · 11'9" × 8'11" ·

Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2413-14-street-nw-calgary-a2359814/

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