3222/3224 14 Street NW

Calgary | Active | MLS® A2359210

$1,200,000









Bedrooms	Bathrooms	Year Built	Living area
8	**4**	**1958**	**1,806 sq. ft.**

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Listed by Real Broker

A closer look

An exceptional turnkey investment opportunity generating over $95K gross income in the highly sought-after community of Rosemont. This fully renovated fourplex offers four self contained units, each featuring two spacious bedrooms, a full bathroom, separate laundry, and modern finishes (including new windows) completed in 2022. With fully legal basement suites and low-maintenance interiors, this property is designed to maximize cash flow while minimizing ongoing upkeep. Ideally situated with easy access to downtown Calgary, SAIT, and the University of Calgary, the location consistently attracts a strong tenant pool, helping to ensure stable occupancy year after year. Residents will appreciate the unique setting backing onto green space and fronting directly onto Confederation Park Golf Course, providing attractive views and a desirable lifestyle rarely found in income properties. Currently generating $7,950 per month in rental income and offering an approximate 5.64% cap rate, this is a compelling opportunity for investors seeking a well-positioned asset with strong income potential in one of Calgary's most established and desirable inner-city communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359210
Bedrooms	8
Bathrooms	4
Year Built	1958
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	2
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:	1,560.23 sq. ft.
Lot Area:	6,899 sq. ft.
Lot Frontage:	57'7¾"
Front Exposure:	West
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	10
Year built:	1958 (Age: 68)
Bedrooms:	8 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	4
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	0
Plan:	5488HM
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Multiple Locations
City Quadrant:	Northwest
Community:	Rosemont (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Window coverings and blinds, 4x Refrigerators, 4x Washing machines, 4x Dryers, 2x Electric stoves, 2x Microwave w/ hood fans, 2x Overhead range hoods, 2x Built-in ovens, 4x Dishwashers
Restrictions:	Utility Right Of Way
Main Floor	Kitchen · 11'8" × 11'4" ·
Main Floor	Dining Room · 11' × 8'4" ·
Main Floor	Living Room · 14'8" × 13'1" ·
Main Floor	Laundry · 3'3" × 2'10" ·
Main Floor	Bedroom · 10'11" × 10' ·
Main Floor	Bedroom · 12'7" × 8'10" ·
Main Floor	Kitchen · 11'9" × 11'4" ·
Main Floor	Dining Room · 11'2" × 8'5" ·
Main Floor	Living Room · 14'7" × 13'1" ·
Main Floor	Laundry · 3'3" × 2'11" ·
Main Floor	Bedroom · 10'11" × 10' ·
Main Floor	Bedroom · 12'6" × 8'10" ·

Basement	Kitchen · 10'4" × 6'4" ·
Basement	Dining Room · 9' × 6'2" ·
Basement	Living Room · 12'6" × 10'5" ·
Basement	Laundry · 14'3" × 7'11" ·
Basement	Bedroom · 11'4" × 7'10" ·
Basement	Bedroom · 11'2" × 8' ·
Basement	Kitchen · 10'4" × 6'4" ·
Basement	Dining Room · 9'7" × 6'2" ·
Basement	Living Room · 12'6" × 9'9" ·
Basement	Laundry · 14'2" × 7' ·
Basement	Bedroom · 12' × 7'11" ·
Basement	Bedroom · 9'11" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3222-3224-14-street-nw-calgary-a2359210/

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