

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

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. 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 |
|---------|------|

### 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 Lane, Back Yard, Front Yard, Rectangular Lot, Sloped |
| Roof              | Asphalt Shingle, Asphalt/Gravel                           |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 29             |

Zoning R-CG

Listing Details

Listing Office Royal LePage Mission Real Estate

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