

\$1,249,999 - 3715 14 Street Nw, Calgary

MLS® #A2267508

\$1,249,999

9 Bedroom, 5.00 Bathroom, 1,852 sqft

Residential on 0.01 Acres

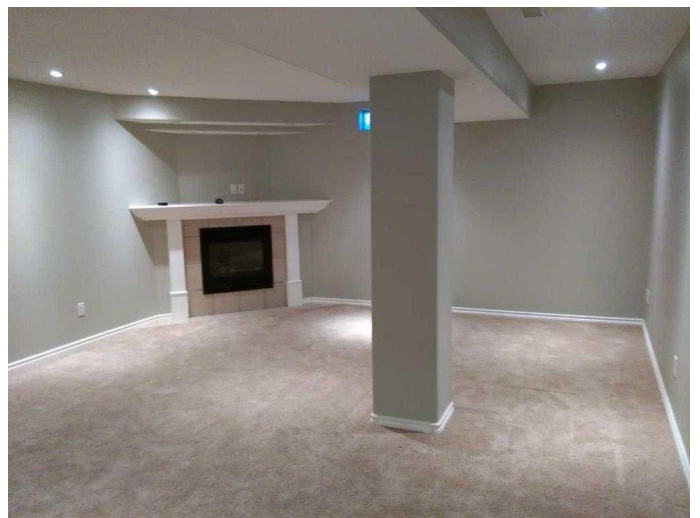
Collingwood, Calgary, Alberta

4 UNITS - Located just north of downtown in the highly sought-after community of Collingwood, this well-maintained full duplex with two illegal basement suites presents an incredible opportunity for investors. Featuring a total of four self-contained units—each with separate entrances—this property offers strong rental income and long-term value growth in a great community.

Each main floor suite offers a spacious 2-bedroom, 1-bathroom layout with bright living areas, functional kitchens, and private laundry. The lower-level suites include 1-2 bedrooms, full kitchens, and their own bathrooms, providing flexibility for extended family or steady rental revenue. The property has been well cared for, with thoughtful updates, solid mechanicals, and excellent tenants already in place.

Outside, enjoy a west-facing backyard that captures the evening sun, a detached double garage, and ample street parking. Sitting on a large 557 sq. m lot (R-CG zoning), this property also holds future redevelopment potential in one of Calgary's most established communities—just minutes from SAIT, U of C, Confederation Park, and downtown.

Whether you're looking to expand your investment portfolio or live in one unit while renting the others, this Collingwood duplex



delivers the perfect combination of location, stability, and upside potential.

Built in 1958

Essential Information

MLS® #	A2267508
Price	\$1,249,999
Bedrooms	9
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,852
Acres	0.01
Year Built	1958
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	3715 14 Street Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5K1

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full

Exterior

Exterior Features Private Entrance
Lot Description Back Lane, Back Yard, Lawn
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 28th, 2025
Days on Market 2
Zoning R-CG

Listing Details

Listing Office The Real Estate District

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