



THE
A-TEAM

**RE/MAX
FIRST**

1415/1417 ROSEHILL Drive, Calgary T2K 1M3

MLS® #: **A2120907**

Area: **Rosemont**

Listing Date: **04/11/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,799**
Low Sqft:
Ttl Sqft: **1,799**

DOM

38

Layout

Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Corner Lot
Double Garage Attached

Utilities and Features

Roof: **Metal**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Ceramic Tile, Hardwood, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 13`4"
Kitchen	Main	11`1" x 9`10"
Dining Room	Main	11`8" x 10`8"
Bedroom - Primary	Main	12`4" x 10`7"
Bedroom	Main	12`4" x 9`9"
4pc Bathroom	Main	7`1" x 6`8"
Bedroom	Lower	11`11" x 10`9"

Room	Level	Dimensions
Living Room	Main	14`6" x 13`4"
Kitchen	Main	11`2" x 9`10"
Dining Room	Main	11`5" x 10`8"
Bedroom - Primary	Main	12`4" x 10`7"
Bedroom	Main	12`4" x 9`9"
4pc Bathroom	Main	7`0" x 6`8"
Bedroom	Lower	19`8" x 11`7"

3pc Bathroom	Lower	8`7" x 4`1"	3pc Bathroom Legal/Tax/Financial	Lower	8`6" x 4`2"
Title: Fee Simple		Zoning: R-C2			
Legal Desc:	268HP			Remarks	
Pub Rmks:	Showing time: Weekdays:5PM-8PM, weekends: 10AM-8PM, 24 hours notice. This as a rare find full duplex located in one the best community of Calgary. It is close to SAIT, U of C, Confedration park, gulf course, school, Calgary winter club, airport and highway. It is super convenient for everything and never be vacant. There are 4 unit for rent. Both side basements are legalized. Main floors has two good size bedrooms open concept living and kitchen. One basement has two bedrooms and the other one has one huge bedroom and den area which can be changed to a bedroom if wished. The current renting income is about \$72,000/year. The tenants pay utility bill. Every unit has it's own laundry. The solid metal roof is a couple years old. Very good investment property. Come to have a look to appreciate. Showing starts on Saturday. At least 24 hours notice, Showing time is 10am to 8 pm. The main floor tenant may stay at home. Please proceed with respect. Thank you for showing.				
Inclusions:	None				
Property Listed By:	Grand Realty				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











