

\$1,125,000 - 4424 8 Avenue Sw, Calgary

MLS® #A2212083

\$1,125,000

7 Bedroom, 3.00 Bathroom, 1,963 sqft
Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Incredible Investment Opportunity in
Rosscarrock â€” Full Duplex with 3 Legal
Suites + Room for a 4th!

Situated in the highly desirable inner-city
community of Rosscarrock, this impressive 59'
x 100' R-CG zoned lot presents an exceptional
opportunity for investors or savvy buyers. With
convenient access to the LRT, schools,
shopping, parks, and countless local
amenities, the location alone makes this
property a standout.

The full duplex currently features three
separate, legal suites with the exciting
potential to develop a fourth unit in the
undeveloped basement in Unit A â€” offering
outstanding rental income and long-term
value. Each upper-level unit is thoughtfully
designed with spacious living rooms, updated
functional kitchens, three well-sized bedrooms,
independent laundry, and modern four-piece
bathrooms, making them highly attractive to
tenants.

The legal one-bedroom basement suite (Unit
B) has plenty of space and is bright thanks to
the many large windows that fill the space with
natural light. It also includes a four-piece
bathroom, functional kitchen & dining, in-suite
laundry, and generous storage, creating a
comfortable and private living space desirable
for tenants. The adjoining undeveloped
basement is a blank canvas, perfectly suited
for building an additional suite and unlocking
even more income potential. Outside, the large
lot easily accommodates ample parking behind



the home, providing convenience and added appeal for multiple tenants. Whether you're looking to expand your investment portfolio or live in one unit while renting out the others, this full duplex in Rosscarrock is a rare and rewarding opportunity. Don't miss your chance – book your private showing today

Built in 1960

Essential Information

MLS® #	A2212083
Price	\$1,125,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,963
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	4424 8 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0G7

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Parking Pad, Gravel Driveway, See Remarks

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks, Separate Entrance
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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