

# \$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	9
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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