# \$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 unitsâ€"each with separate entrancesâ€"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 communitiesâ€"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 1

Zoning R-CG

## **Listing Details**

Listing Office The Real Estate District

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