

\$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 |
|-------------------|---|

| | |
|--------------|--|
| 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 | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.