

\$975,000 - 1336 / 1338 Rosehill Drive Nw, Calgary

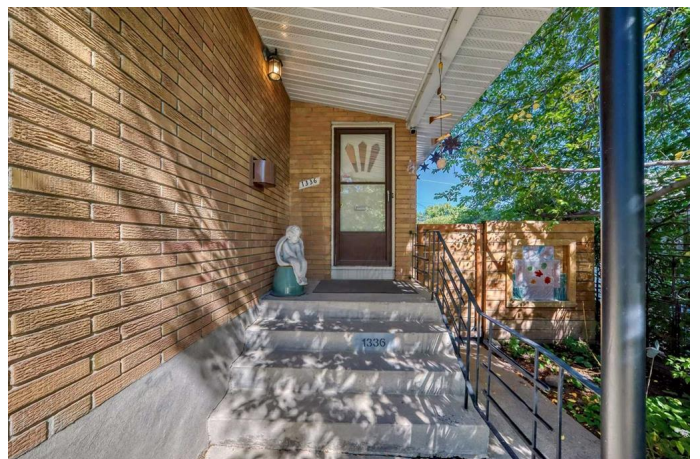
MLS® #A2161999

\$975,000

6 Bedroom, 3.00 Bathroom, 1,868 sqft
Residential on 0.15 Acres

Rosemont, Calgary, Alberta

Wow...don't miss out on this exceptional opportunity to own a full duplex with plenty of upgrades in the popular inner-city community of Rosemont! Both sides are CLEAN and BRIGHT with a charming vintage vibe all while boasting RENOVATED living areas. The four-level split design is identical on both sides. The main floor features a large living room, dining room, eat-in kitchen and full bathroom. Just up a few stairs are two good sized bedrooms. On the lower level you'll find the third large bedroom which could also function as a family room, office or recreation space. The basement level currently contains the laundry area and massive amounts of storage. Side 1336 offers up such upgrades as CENTRAL A/C, a Kinetico reverse osmosis water filtration system, ThermaSol steam shower, Grohe fixtures, Fisher Paykal drawer dishwasher, gas fireplace and a second 3-piece bathroom on the basement level. Side 1338 has just had a complete refresh including flooring, kitchen, bathroom and paint. The convenient SIDE ENTRANCES lends the property to future development and the rear yard is fully paved offering convenient off-street parking and two storage sheds. Enjoy easy access to U of C, SAIT, downtown, Confederation Park and golf course, Calgary Winter Club and major transportation routes. A great choice for families, first-time buyers and investors alike considering the dual potential residing and renting, this TURN KEY duplex stands as a smart investment in a



prime inner-city location.

Built in 1960

Essential Information

MLS® #	A2161999
Price	\$975,000
Sold Price	\$936,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,868
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	1336 / 1338 Rosehill Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1M4

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Gas Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, See Remarks, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Low Maintenance Landscape, Paved, Rectangular Lot
Roof	Membrane
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 17th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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