



## 4424 8 Avenue Calgary Alberta

\$1,049,900

**\*\*OPEN HOUSE - SATURDAY MAY 31, 1:00PM-4:00PM\*\*** Incredible Investment Opportunity in Rossbarrock - Full Duplex with 3 Legal Suites + Room for a 4th! Situated in the highly desirable inner-city community of Rossbarrock, 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 -- 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 Rossbarrock is a rare and rewarding opportunity. Don't miss your chance -- book your private showing today (id:6769)

Living room 10.75 Ft x 23.08 Ft

Kitchen 10.67 Ft x 9.25 Ft

Dining room 7.42 Ft x 13.25 Ft

Bedroom 15.83 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Living room 19.25 Ft x 11.08 Ft

Kitchen 10.92 Ft x 8.67 Ft

Bedroom 10.50 Ft x 8.25 Ft

4pc Bathroom Measurements not available

Living room 19.25 Ft x 11.08 Ft

Kitchen 10.92 Ft x 8.67 Ft

Dining room 8.33 Ft x 9.75 Ft

Primary Bedroom 9.67 Ft x 12.58 Ft

Bedroom 9.17 Ft x 9.25 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

<http://onehouse.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Dining room 8.42 Ft x 9.75 Ft  
Primary Bedroom 9.67 Ft x 12.67 Ft  
Bedroom 9.17 Ft x 9.17 Ft

Bedroom 10.42 Ft x 8.42 Ft  
4pc Bathroom Measurements not available