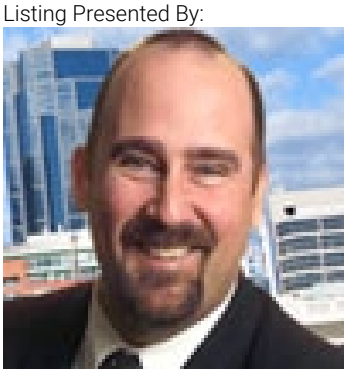


14 Rosetree Crescent Calgary Alberta

$1,299,900

Full Financials are available in supplements and upon request. 3D iGuide Tour and Video, and photos of all units are available. Rare 4 unit full duplex on the largest lot in Rosemont, one of NW Calgary's premier neighbourhoods. If you like excellent cash flow of $135,000 per year, this is a property for you. 2025 gross revenue of $135,108. translating to a 5.24% cap rate. Over $129,000 of capital improvements since 2022, including a legalized basement suite. Built for savvy investors. Two long term tenancies at $1,850 and $1,400 per month provide stable income, while 2 fully furnished short term rentals produced $94,308 in 2025 across Airbnb and VRBO. Detached triple garage rented at $150 per month, plus an additional five parking stalls. There are 8 parking spots across the property.Turnkey and hands off. Short term Rental Furnishings are included. The owner operators are Airbnb Superhosts and VRBO Premier Hosts, and will pass on the full operating blueprint. Net operating income was positive in every month of 2025. The lasting value is the land. At 11,485 SF this is effectively two full city lots on one of Rosemont's most coveted crescents, that sees hardly any traffic.Minutes to Confederation Park, SAIT, Foothills Hospital, the University of Calgary and downtown. Airport roughly 20 minutes via Deerfoot.Cash flow now and Redevelopment later (if you'd like). Please view the video and 3D tour. Financials in supplements. (id:6769)

Listing Presented By:



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https://michaelbussoli.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca