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1415 Rosehill Drive NW
Calgary, Alberta

MLS # A2349864

$543,700

Division:	Rosemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	907 sq.ft.	**Age:**	1959 (67 yrs old)
Beds:	3	**Baths:**	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: N/A

Exceptional Opportunity in Desirable Rosemont – Fully Legal Basement Suite! Opportunity awaits in the highly sought-after inner-city community of Rosemont! Whether you’re a first-time buyer looking to live up and generate income from a fully legal basement suite, or an investor looking to acquire both sides and own four legal units, this property offers outstanding flexibility and investment potential. Situated on a corner lot in an established community, the location is hard to beat—just minutes from downtown Calgary, SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, schools, golf courses, parks, pathways, transit and everyday amenities. The bright and inviting main floor features an open-concept living and dining area with hardwood flooring, a spacious kitchen offering plenty of cabinetry and counter space, two bedrooms, a full bathroom and convenient in-suite laundry. A single attached garage adds even more value. The fully finished legal basement suite has its own separate entrance and features a comfortable living area, kitchen, bedroom, full bathroom and separate laundry—providing excellent privacy and functionality for both levels. Additional highlights include a durable clay tile roof, newer furnace and hot water tank, plus numerous updates throughout. Purchase one side and enjoy the benefits of two legal units—or explore the opportunity to purchase both sides and acquire four legal units in one exceptional Rosemont location. A fantastic opportunity for homeowners and investors alike!

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