

# \$1,249,999 - 3715 14 Street Nw, Calgary

MLS® #A2267508

**\$1,249,999**

9 Bedroom, 5.00 Bathroom, 1,852 sqft  
Residential on 0.01 Acres

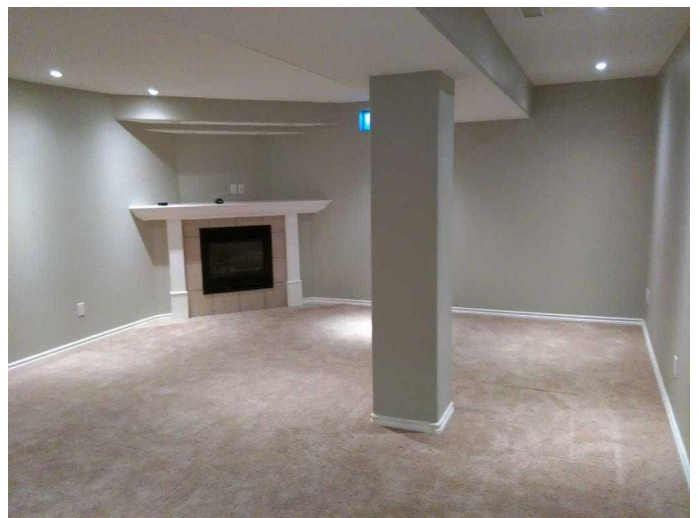
Collingwood, Calgary, Alberta

4 UNITS - Located just north of downtown in the highly sought-after community of Collingwood, this well-maintained full duplex with two illegal basement suites presents an incredible opportunity for investors. Featuring a total of four self-contained units—each with separate entrances—this property offers strong rental income and long-term value growth in a great community.

Each main floor suite offers a spacious 2-bedroom, 1-bathroom layout with bright living areas, functional kitchens, and private laundry. The lower-level suites include 1-2 bedrooms, full kitchens, and their own bathrooms, providing flexibility for extended family or steady rental revenue. The property has been well cared for, with thoughtful updates, solid mechanicals, and excellent tenants already in place.

Outside, enjoy a west-facing backyard that captures the evening sun, a detached double garage, and ample street parking. Sitting on a large 557 sq. m lot (R-CG zoning), this property also holds future redevelopment potential in one of Calgary's most established communities—just minutes from SAIT, U of C, Confederation Park, and downtown.

Whether you're looking to expand your investment portfolio or live in one unit while renting the others, this Collingwood duplex



delivers the perfect combination of location, stability, and upside potential.

Built in 1958

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267508               |
| Price          | \$1,249,999            |
| Bedrooms       | 9                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,852                  |
| Acres          | 0.01                   |
| Year Built     | 1958                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3715 14 Street Nw |
| Subdivision | Collingwood       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B5K1            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Separate Entrance                           |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |

Basement                      Full

**Exterior**

Exterior Features      Private Entrance  
Lot Description        Back Lane, Back Yard, Lawn  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 28th, 2025  
Days on Market        11  
Zoning                    R-CG

**Listing Details**

Listing Office            The Real Estate District

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