# \$1,100,000 - 2316 16 Street Sw, Calgary

MLS® #A2244497

### \$1,100,000

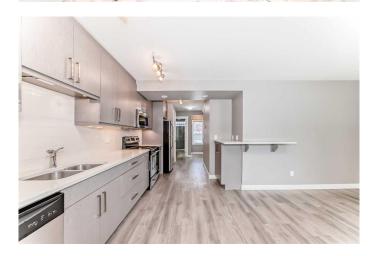
0 Bedroom, 0.00 Bathroom, 2,342 sqft Multi-Family on 0.11 Acres

Bankview, Calgary, Alberta

Open house 12-2pm. Saturday Aug 02, 2025. Discover a prime investment with this luxury fourplexâ€"fully upgraded, centrally located, and perfectly situated in Bankviewâ€"offering unbeatable rental appeal just steps from downtown, transit, parks, and vibrant 17th Avenue. Overlooking the scenic Bankview Community Garden, it provides a serene setting for tenants. Renovated in 2016, it features energy-efficient windows, a new roof, modern appliances, and a state-of-the-art glycol heating system that reduces heating costs by 60%. Each of the four spacious 1-bedroom units (2,343 square feet total) has in-suite laundry, storage, and private entrances, while the lower units enjoy walk-out access. A 148-square-foot utility room adds extra functionality, and ample parking ensures convenience. With market rents generating \$67,200 annually (\$1,500 upper, \$1,300 lower) and room for future increases, this property delivers immediate positive cash flow and strong long-term appreciation. Let tenants pay your mortgage while you build wealth and secure your future. The astute investor can achieve semi or even full retirement upon purchase. Opportunities like this are rareâ€"act now!







Built in 1955

#### **Essential Information**

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Price \$1,100,000

Bathrooms 0.00 Square Footage 2,342 Acres 0.11

Year Built 1955

Type Multi-Family

Sub-Type 4 plex Status Active

# **Community Information**

Address 2316 16 Street Sw

Subdivision Bankview

City Calgary

County Calgary

Province Alberta

Postal Code T2T 4E7

#### **Amenities**

Parking Spaces 4

Parking Parking Pad

#### Interior

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

## **Exterior**

Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

#### **Additional Information**

Date Listed July 30th, 2025

Days on Market 2

Zoning M-CG

# **Listing Details**

Listing Office Datong Property Management Ltd.

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