

2518 16 Street SW
Calgary, Alberta

MLS # A2214661

\$3,750,000



Division:	Bankview		
Type:	Multi-Family/4 plex		
Style:	Attached-Side by Side		
Size:	7,600 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Hardwood, Vinyl Plank	Water:	-
Roof:	-	Sewer:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	-	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: non

Investor Alert – This Bankview multifamily development offers a rare opportunity to acquire a high-yield, Currently 4 duplexes and one of them has legal suite and 3 other suits submitted to the city of calgary subject approval and permeating. luxury finishes, prime location, and long-term financing at a low 3.5% rate, this investment offers exceptional ROI with projected 47.2% annual returns. Ideal for investors seeking low-maintenance income and significant capital appreciation. Contact us for pro forma, rent roll, and detailed financial package. currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. Prime Calgary SW (Bankview) Rental Income Potential: Eligible for CMHC Select Financing – reduce financing costs and increase ROI Located in a high-demand rental area with proven stability Turnkey setup–ready for immediate income generation Ideal for short- and long-term appreciation in a growth-oriented market Whether you're an experienced investor or expanding your portfolio, this asset delivers strong performance, desirable location, and future upside. Hurry–this opportunity won't last long! Contact us today to schedule a viewing