

# \$3,750,000 - 2518 16 Street Sw, Calgary

MLS® #A2214661

**\$3,750,000**

0 Bedroom, 0.00 Bathroom, 7,600 sqft

Multi-Family on 0.00 Acres

Bankview, Calgary, Alberta

Investor Alert â€” 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)

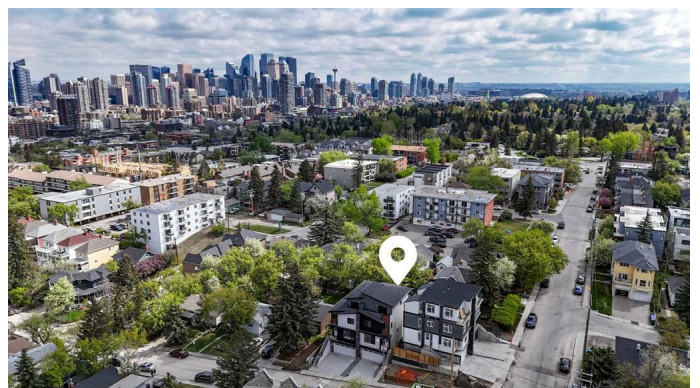
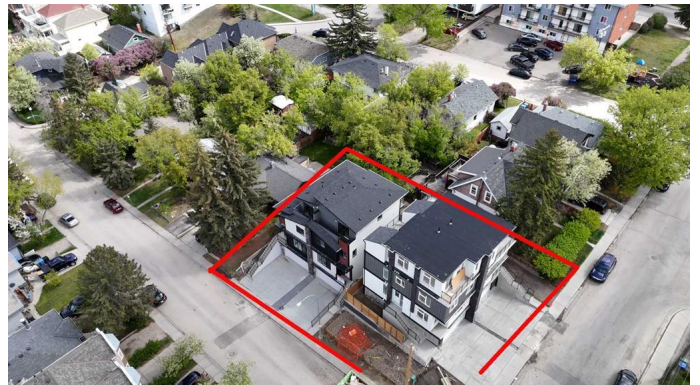
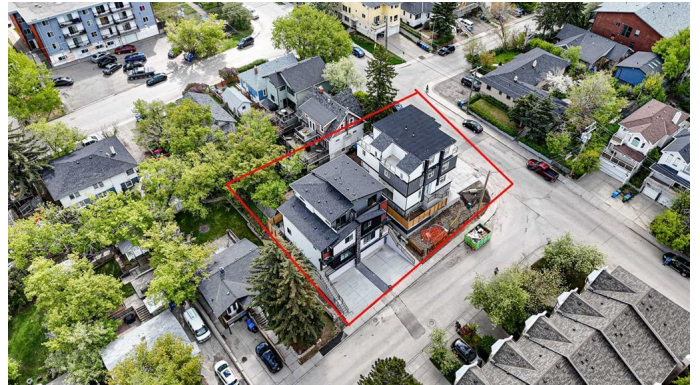
Rental Income Potential:

Eligible for CMHC Select Financing â€” reduce financing costs and increase ROI

Located in a high-demand rental area with proven stability

Turnkey setupâ€”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.

Hurryâ€™this opportunity wonâ€™t last long!  
Contact us today to schedule a viewing

Built in 2025

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2214661     |
| Price          | \$3,750,000  |
| Bathrooms      | 0.00         |
| Square Footage | 7,600        |
| Acres          | 0.00         |
| Year Built     | 2025         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Style          | Side by Side |
| Status         | Active       |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2518 16 Street Sw |
| Subdivision | Bankview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4E9           |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 16   |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 8  |

**Interior**

|              |                       |
|--------------|-----------------------|
| Fireplaces   | Gas                   |
| Has Basement | Yes                   |
| Basement     | Finished, Full, Suite |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 145              |
| Zoning         | M-CG             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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