\$1,198,000 - 2316 16 Street Sw, Calgary

MLS® #A2206809

\$1,198,000

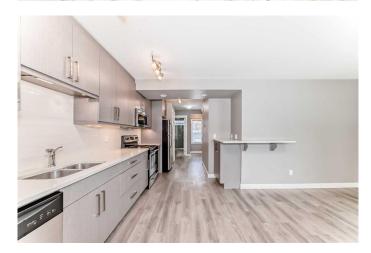
0 Bedroom, 0.00 Bathroom, 1,177 sqft Multi-Family on 0.11 Acres

Bankview, Calgary, Alberta

Why settle for a house or duplex when you can own a high-income fourplex for the same price? This fully upgraded, centrally located Bankview property offers unbeatable rental appealâ€"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 cuts heating costs by 60%. The four spacious 1-bedroom units (2,343 square feet total) each have 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 \$72,000 annually (\$1,600 upper, \$1,400 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

MLS® # A2206809 Price \$1,198,000 Bathrooms 0.00

Square Footage 1,177

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 March 29th, 2025

Days on Market 41

Zoning M-CG

Listing Details

Listing Office Datong Property Management Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.