

\$1,239,000 - 2316 16 Street Sw, Calgary

MLS® #A2206809

\$1,239,000

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

Bankview, Calgary, Alberta

Open house 12-2pm. Saturday April 05, 2025.
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 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 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 savvy investor can achieve semi or even full retirement upon purchase. Opportunities like this are rare—act now!

Built in 1955

Essential Information

MLS® # A2206809



| | |
|----------------|--------------|
| Price | \$1,239,000 |
| 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 | 4 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Datong Property Management Ltd. |
|----------------|---------------------------------|

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