

# \$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 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 astute 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                     \$1,198,000



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
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### Exterior

Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 29th, 2025
Days on Market	38
Zoning	M-CG

### Listing Details

Listing Office	Datong Property Management Ltd.
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