

\$974,900 - 909 16 Street Ne, Calgary

MLS® #A2262032

\$974,900

0 Bedroom, 0.00 Bathroom, 1,845 sqft

Multi-Family on 0.17 Acres

Mayland Heights, Calgary, Alberta

This is a prime investor opportunity to acquire a fully renovated, fully leased-out duplex at 907/909 16 Street NE in the desirable inner-city community of Mayland Heights. This property delivers immediate, robust cash flow with \$66,400 in confirmed annual rental income. All units are highly desirable to tenants, offering an configuration of 2 bedrooms and 1 bathroom, each with its own separate entrance, dedicated laundry facilities, and updated electrical panels. Crucially for low operating costs and capital planning, the property features high-efficiency furnaces and a roof that was replaced in 2021. The building sits on a substantial 60 ft x 120 ft lot with coveted R-CG zoning, allowing for future high-density redevelopment (like row houses or townhouses). Additional value is provided by an oversized double detached garage and recent upgrades, including new concrete sidewalks, all set against the backdrop of appealing Downtown Calgary views. This asset is genuinely turnkey, offering a powerful combination of current income and significant long-term appreciation potential. 3d Virtual Tours:

https://youriguide.com/907_16_st_ne_calgary_ab &

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Built in 1969

Essential Information



MLS® #	A2262032
Price	\$974,900
Bathrooms	0.00
Square Footage	1,845
Acres	0.17
Year Built	1969
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	909 16 Street Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4S7

Amenities

Parking Spaces	8
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
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