

# \$3,900,000 - 2526 16 Street Sw, Calgary

MLS® #A2214661

**\$3,900,000**

0 Bedroom, 0.00 Bathroom, 7,600 sqft

Multi-Family on 0.00 Acres

Bankview, Calgary, Alberta

Investor Alert â€“ Brand New 8-Plex. currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. 4 legal basement average 600 sqf total 2400 sqf which mean 10,000 of living space the basement legal suit are in the process of being legal suits by the city of calgary. Prime Calgary SW (Bankview)  
Rental Income Potential:

Main units: \$3,500 â€“ \$4,500/month

Basement suites: \$1,500/month

Total projected rent: \$20,000 â€“ \$24,000/month

Similar nearby units rent at \$30/sq. ft., underscoring the income potential.

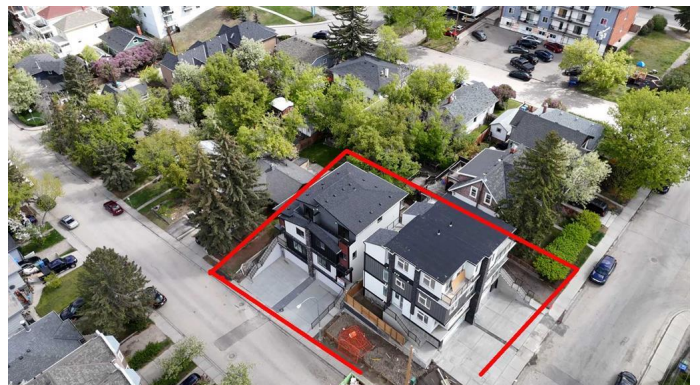
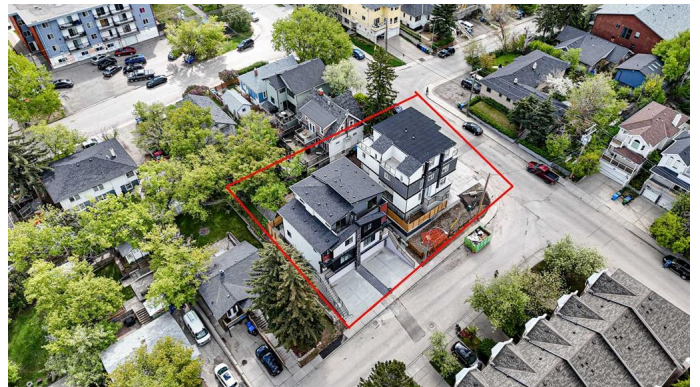
Key Investment Highlights:

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.

Hurry!this opportunity won't last long!  
Contact us today to schedule a viewing

Built in 2025

**Essential Information**

MLS® #	A2214661
Price	\$3,900,000
Bathrooms	0.00
Square Footage	7,600
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

**Community Information**

Address	2526 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
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**Additional Information**

Date Listed	April 24th, 2025
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Days on Market	51
Zoning	M-CG

## **Listing Details**

Listing Office	First Place Realty
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