

# \$1,199,999 - 2816 18 Street Sw, Calgary

MLS® #A2262121

**\$1,199,999**

8 Bedroom, 4.00 Bathroom, 1,871 sqft  
Residential on 0.12 Acres

South Calgary, Calgary, Alberta

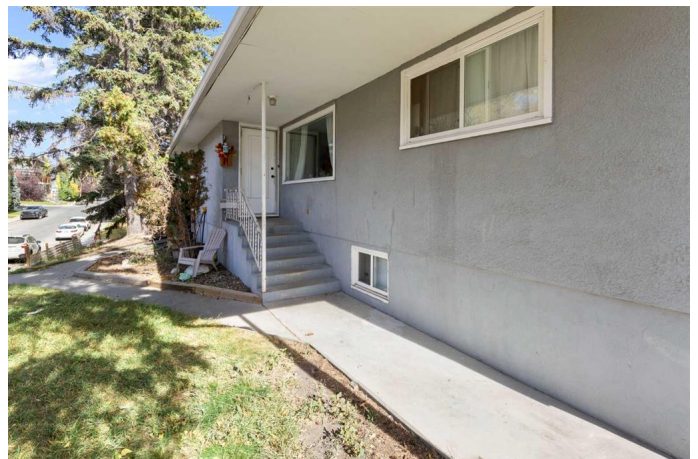
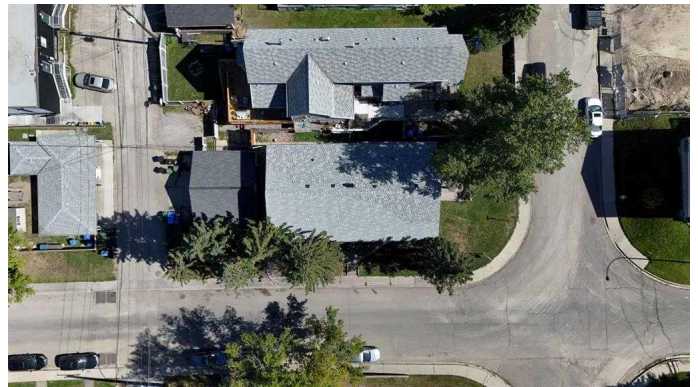
An exceptional investment opportunity in the heart of Bankview. This detached 4-plex, set on a 125' x 42' M-C1 corner lot, offers four self-contained 2-bedroom units, each with in-suite laundry, abundant natural light, and recently renovated bathrooms. Additionally, you will find an oversized detached double garage, currently rented separately, but could act as additional parking for tenants.

With its prime inner-city location between Marda Loop and 17th Avenue, this property provides quick access to downtown, the University of Calgary, Mount Royal University, hospitals, and major commuter routes. Whether you choose to hold, rent, or redevelop, this is a rare chance to secure a high-performing revenue property in one of Calgary's most sought-after and rapidly appreciating communities.

Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262121    |
| Price          | \$1,199,999 |
| Bedrooms       | 8           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,871       |
| Acres          | 0.12        |
| Year Built     | 1959        |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Duplex                 |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2816 18 Street Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1K1           |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 1               |
| Parking        | None, On Street |

### Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | See Remarks                      |
| Appliances        | Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                       |
| Cooling           | None                             |
| Has Basement      | Yes                              |
| Basement          | Finished, Full, Exterior Entry   |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Other                                      |
| Lot Description   | Back Lane, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                            |
| Construction      | See Remarks                                |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 17                |
| Zoning         | M-C1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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