$1,000,000 - 4913 16 Avenue Se, Calgary

MLS® #A2242445

$1,000,000

0 Bedroom, 0.00 Bathroom, 1,957 sqft
Multi-Family on 0.19 Acres

Forest Lawn, Calgary, Alberta

Opportunity knocks with this duplex featuring a Duplex with a 4PLEX setup, 4 units in total - a rare and versatile cash-flowing property! Situated on a spacious 120â€™ x 68â€™ corner lot (over 8,000 SQFT) and zoned MC-1, this property is loaded with future redevelopment potential including infill, multi-unit, or mixed-use possibilities (all subject to city approval).

Located just one block from vibrant International Avenue (17th Ave SE), tenants enjoy easy access to transit, shopping, restaurants, and schools.

The property has a strong rental history with zero vacancy, previously generating $6,900/month in rental income with shared utilities. Recently updated on the 4915 side. Whether you're looking to hold for future development, generate cash flow, or reconfigure into a legal fourplex, the potential here is undeniable. Call for more details before it's GONE!

Built in 1940

Essential Information

MLS® #	A2242445
Price	$1,000,000
Bathrooms	0.00
Square Footage	1,957

Acres	0.19
Year Built	1940
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	4913 16 Avenue Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0P1

Amenities

Parking Spaces	4

Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	M-C1

Listing Details

Listing Office	Skyfort Estate