

\$1,449,000 - 2619 16 Street Sw, Calgary

MLS® #A2249523

\$1,449,000

0 Bedroom, 0.00 Bathroom, 3,903 sqft

Multi-Family on 0.12 Acres

Bankview, Calgary, Alberta

Investment opportunity. Up/down 4 plex, just one block from 26 Ave in Bankview in 16 street. This area is big enough to a brand new condo building units, with maximum floor area ratio of 2.5. Each unit is 820 sq.ft. Mix of 3 -2 beds and 1 - 1 bed. Had recently upgraded to newer kitchen cabinet and flooring, newer bath room vanity. Monthly rent is \$7,080.00, gross \$84,960, net operating income is \$72,196.56 making cap rate 5%. Great cash flow and holding property for redevelopment.

Built in 1958

Essential Information

MLS® #	A2249523
Price	\$1,449,000
Bathrooms	0.00
Square Footage	3,903
Acres	0.12
Year Built	1958
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Up/Down
Status	Active

Community Information

Address	2619 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T2T 4G3

Amenities

Amenities	None
Utilities	See Remarks
Parking Spaces	4
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Refrigerator, Washer, Built-In Electric Range
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	August 18th, 2025
Days on Market	6
Zoning	M-C2

Listing Details

Listing Office	TREC The Real Estate Company
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