

\$1,249,000 - 2311 16 Street Sw, Calgary

MLS® #A2251364

\$1,249,000

0 Bedroom, 0.00 Bathroom, 1,855 sqft

Multi-Family on 0.11 Acres

Bankview, Calgary, Alberta

For more information, please click the "More Information" button.

Seize the opportunity to own a fully tenanted multifamily

fourplex in one of Calgary's most desirable inner-city communities. This well-maintained property

consists of two self-contained units, both fully leased,

generating a combined rental income of \$7,450 per

month. Offering reliable cash flow from day one, this

turnkey investment combines immediate returns with

excellent long-term appreciation potential.

Located in the vibrant Bankview

neighbourhood,

just minutes from downtown Calgary, the

property

provides exceptional convenience for tenants.

Its

prime inner-city location ensures quick

commutes,

excellent transit access, and close proximity to

some of the city's most popular lifestyle

hubs,

including Kensington, 17th Avenue SW, and

Marda

Loop. Bankview is known for its elevated city

views,

character-filled streets, and walkable

community

feel, making it a highly sought-after area for



renters.
The location offers quick access to major
commuter
routes, public transit, and a wealth of
shopping,
dining, and recreational amenities.

Built in 1956

Essential Information

MLS® #	A2251364
Price	\$1,249,000
Bathrooms	0.00
Square Footage	1,855
Acres	0.11
Year Built	1956
Type	Multi-Family
Sub-Type	4 plex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	2311 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E6

Amenities

Parking Spaces	4
Parking	Parking Pad, Stall

Interior

Interior Features	Central Vacuum, Kitchen Island, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Stove(s), Washer, Washer/Dryer, Gas Dryer, Oven
Heating	High Efficiency, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full

Exterior

Lot Description	Back Yard, Low Maintenance Landscape, Street Lighting
Roof	Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	75
Zoning	M-CG d72

Listing Details

Listing Office	Easy List Realty
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