

# \$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 | 39                |
| Zoning         | M-C2              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.