



**GRASSROOTS**  
REALTY GROUP

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**2518 16 Street SW**  
**Calgary, Alberta**

**MLS # A2214661**



**\$3,750,000**

Division:	Bankview		
Type:	Multi-Family/4 plex		
Style:	Attached-Side by Side		
Size:	7,600 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Hardwood, Vinyl Plank	Water:	-
Roof:	-	Sewer:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	-	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** non

Investor Alert &ndash; This Bankview multifamily development offers a rare opportunity to acquire a high-yield, Currently 4 duplexes and one of them has legal suite and 3 other suits submitted to the city of calgary subject approval and permeating. luxury finishes, prime location, and long-term financing at a low 3.5% rate, this investment offers exceptional ROI with projected 47.2% annual returns. Ideal for investors seeking low-maintenance income and significant capital appreciation. Contact us for pro forma, rent roll, and detailed financial package. currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. Prime Calgary SW (Bankview) Rental Income Potential: Eligible for CMHC Select Financing &ndash; reduce financing costs and increase ROI Located in a high-demand rental area with proven stability Turnkey setup&mdash;ready for immediate income generation Ideal for short- and long-term appreciation in a growth-oriented market Whether you're an experienced investor or expanding your portfolio, this asset delivers strong performance, desirable location, and future upside. Hurry&mdash;this opportunity won't last long! Contact us today to schedule a viewing