



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 – This Bankview multifamily development offers a rare opportunity to acquire a high-yield, fully tenanted 8-unit asset with legal suites and luxury finishes. Backed by solid rent fundamentals, 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. Brand New 6-Plex. potential to 8 Plexes currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. 4 legal basement average 600 sqf total 2400 sqf which mean 10,000 of living space the basement legal suit are in the process of being legal suits by the city of calgary. Prime Calgary SW (Bankview) Rental Income Potential: Main units: \$3,500 – \$4,500/month Basement suites: \$1,500/month Total projected rent: \$20,000 – \$24,000/month Similar nearby units rent at \$30/sq. ft., underscoring the income potential. Key Investment Highlights: Eligible for CMHC Select Financing – reduce financing costs and increase ROI Located in a high-demand rental area with proven stability Turnkey setup—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—this opportunity won’t last long! Contact us today to schedule a viewing