



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2214661**



**\$3,900,000**

Division:	Bankview		
Type:	Multi-Family/Full Duplex		
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	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** non

Investor Alert &ndash; Brand New 8-Plex. 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 &ndash; \$4,500/month Basement suites: \$1,500/month Total projected rent: \$20,000 &ndash; \$24,000/month Similar nearby units rent at \$30/sq. ft., underscoring the income potential. Key Investment Highlights: 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