



GRASSROOTS
REALTY GROUP

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2311 16 Street SW
Calgary, Alberta

MLS # A2251364



\$1,295,000

Division:	Bankview		
Type:	Multi-Family/4 plex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,855 sq.ft.	Age:	1956 (69 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad, Stall		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	High Efficiency, Natural Gas	Bldg Name:	-
Floors:	Laminate	Water:	-
Roof:	Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Storage		

Inclusions: n/a

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.