



GRASSROOTS
REALTY GROUP

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909 16 Street NE
Calgary, Alberta

MLS # A2262032



\$974,900

Division:	Mayland Heights		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,845 sq.ft.	Age:	1969 (56 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Electric Range (4), Hoodfans (4), Refrigerator (4), Washer (4), Dryer (4), Dishwasher (2)

This is a prime investor opportunity to acquire a fully renovated, fully leased-out duplex at 907/909 16 Street NE in the desirable inner-city community of Mayland Heights. This property delivers immediate, robust cash flow with \$66,400 in confirmed annual rental income. All units are highly desirable to tenants, offering an configuration of 2 bedrooms and 1 bathroom, each with its own separate entrance, dedicated laundry facilities, and updated electrical panels. Crucially for low operating costs and capital planning, the property features high-efficiency furnaces and a roof that was replaced in 2021. The building sits on a substantial 60 ft x 120 ft lot with coveted R-CG zoning, allowing for future high-density redevelopment (like row houses or townhouses). Additional value is provided by an oversized double detached garage and recent upgrades, including new concrete sidewalks, all set against the backdrop of appealing Downtown Calgary views. This asset is genuinely turnkey, offering a powerful combination of current income and significant long-term appreciation potential. 3d Virtual Tours: https://youriguide.com/907_16_st_ne_calgary_ab & https://youriguide.com/909_16_st_ne_calgary_ab