



GRASSROOTS
REALTY GROUP

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2816 18 Street SW
Calgary, Alberta

MLS # A2262121



\$1,199,999

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,871 sq.ft.	Age:	1959 (66 yrs old)
Beds:	8	Baths:	4
Garage:	None, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape		

Heating: Forced Air

Floors: See Remarks

Roof: Asphalt Shingle

Basement: Finished, Full, Separate/Exterior Entry

Exterior: See Remarks

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: none

An exceptional investment opportunity in the heart of Bankview. This detached 4-plex, set on a 125' x 42' M-C1 corner lot, offers four self-contained 2-bedroom units, each with in-suite laundry, abundant natural light, and recently renovated bathrooms. An oversized detached double garage, currently rented separately, contributes to the impressive revenue stream, generating over \$80,000 annually. With its prime inner-city location between Marda Loop and 17th Avenue, this property provides quick access to downtown, the University of Calgary, Mount Royal University, hospitals, and major commuter routes. Whether you choose to hold, rent, or redevelop, this is a rare chance to secure a high-performing revenue property in one of Calgary's most sought-after and rapidly appreciating communities.