



GRASSROOTS
REALTY GROUP

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2316 16 Street SW
Calgary, Alberta

MLS # A2206809



\$1,159,000

Division:	Bankview		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,177 sq.ft.	Age:	1955 (70 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Laminate	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions:	no
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Why settle for a house or duplex when you can own a high-income fourplex for the same price? This fully upgraded, centrally located Bankview property offers unbeatable rental appeal—just steps from downtown, transit, parks, and vibrant 17th Avenue. Overlooking the scenic Bankview Community Garden, it provides a serene setting for tenants. Renovated in 2016, it features energy-efficient windows, a new roof, modern appliances, and a state-of-the-art glycol heating system that cuts heating costs by 60%. The four spacious 1-bedroom units (2,343 square feet total) each have in-suite laundry, storage, and private entrances, while the lower units enjoy walk-out access. A 148-square-foot utility room adds extra functionality, and ample parking ensures convenience. With market rents generating \$72,000 annually (\$1,600 upper, \$1,400 lower) and room for future increases, this property delivers immediate positive cash flow and strong long-term appreciation. Let tenants pay your mortgage while you build wealth and secure your future. The astute investor can achieve semi or even full retirement upon purchase. Opportunities like this are rare—act now!