

\$1,650,000 - 2817 & 2815 16 Avenue Se, Calgary

MLS® #A2260744

\$1,650,000

0 Bedroom, 0.00 Bathroom, 3,897 sqft

Multi-Family on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Start earning income from day one in this incredible turn-key investment opportunity! Two separately titled 2016-built 2-storey infills, both with their own legal, registered basement suite. Long-term leases are in place for all four suites with over \$100,000 in gross annual income. Each upper suite offers 3 bedrooms, 2.5 baths, upper floor laundry, high ceilings, luxury finishings, open-concept living, gas fireplace, mud room and more. Each lower suite offers 2 beds, 1 bath, open-concept kitchen & living, separate laundry and storage. Each side has a fenced yard and double detached garage. Adjacent to the trendy neighbourhood of Inglewood, Albert Park is an up-and-coming community just FIVE MINUTES from downtown Calgary with its own MAX bus stop for easy access around the city. Access to the Bow River pathways, Valleyview Park, Pearce Estate Park, Inglewood Bird Sanctuary, Inglewood Golf Club and the Calgary Zoo give you incredible connection to nature. The YYC airport is a quick drive up Deerfoot Trail. With the option to Airbnb or long-term rent, the opportunities are endless. Please inquire for full lease details. *Interior photos are of 2817*

Built in 2016

Essential Information

MLS® #	A2260744
Price	\$1,650,000



Bathrooms	0.00
Square Footage	3,897
Acres	0.07
Year Built	2016
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	2817 & 2815 16 Avenue Se
Community	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0M7

Amenities

Parking Spaces	4
Parking	Quad or More Detached

Interior

Appliances	See Remarks
------------	-------------

Additional Information

Date Listed	September 30th, 2025
Days on Market	15
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.