

\$1,449,000 - 2619 16 Street Sw, Calgary

MLS® #A2249523

\$1,449,000

0 Bedroom, 0.00 Bathroom, 3,903 sqft

Multi-Family on 0.12 Acres

Bankview, Calgary, Alberta

Investment opportunity. Up/down 4 plex, just one block from 26 Ave in Bankview in 16 street. This area is big enough to a brand new condo building units, with maximum floor area ratio of 2.5. Each unit is 820 sq.ft. Mix of 3 -2 beds and 1 - 1 bed. Had recently upgraded to newer kitchen cabinet and flooring, newer bath room vanity. Monthly rent is \$7,080.00, gross \$84,960, net operating income is \$72,196.56 making cap rate 5%. Great cash flow and holding property for redevelopment.

Built in 1958

Essential Information

MLS® #	A2249523
Price	\$1,449,000
Bathrooms	0.00
Square Footage	3,903
Acres	0.12
Year Built	1958
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Up/Down
Status	Active

Community Information

Address	2619 16 Street Sw
Community	Bankview
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T2T 4G3

Amenities

Amenities	None
Utilities	See Remarks
Parking Spaces	4
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Refrigerator, Washer, Built-In Electric Range
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	August 18th, 2025
Days on Market	79
Zoning	M-C2

Listing Details

Listing Office	TREC The Real Estate Company
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