

# \$3,750,000 - 2518 16 Street Sw, Calgary

MLS® #A2214661

**\$3,750,000**

0 Bedroom, 0.00 Bathroom, 7,600 sqft  
Multi-Family on 0.00 Acres

Bankview, Calgary, Alberta

Investor Alert – This Bankview multifamily development offers a rare opportunity to acquire a high-yield, fully tenanted 8-unit asset with legal suites and luxury finishes. Backed by solid rent fundamentals, prime location, and long-term financing at a low 3.5% rate, this investment offers exceptional ROI with

projected 47.2% annual returns. Ideal for investors seeking low-maintenance income and significant capital appreciation.

Contact us for pro forma, rent roll, and detailed financial package. Brand New 6-Plex.

potential to 8 Plexes currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. 4 legal basement average 600 sqf total 2400 sqf which mean 10,000 of living space the basement legal suit are in the process of being legal suits by the city of calgary. Prime Calgary SW (Bankview)

Rental Income Potential:

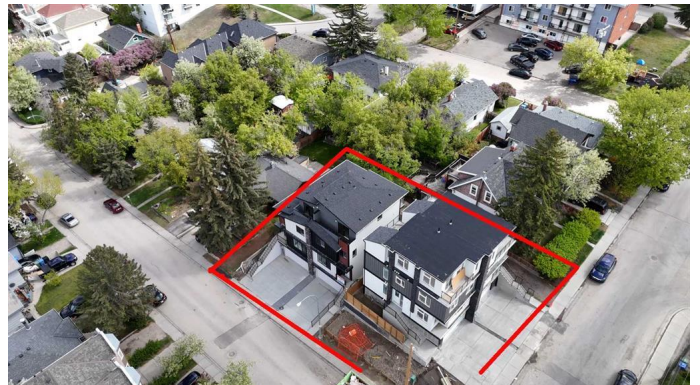
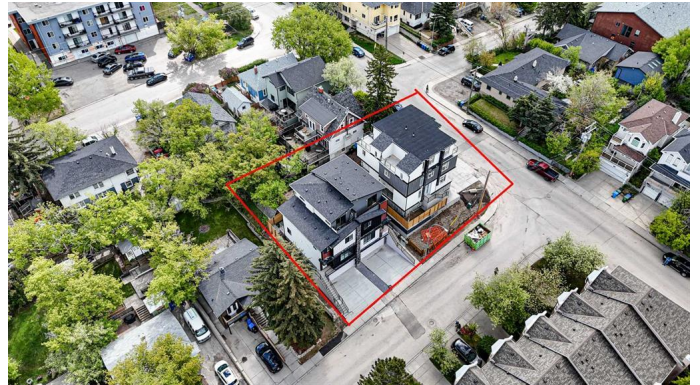
Main units: \$3,500 – \$4,500/month

Basement suites: \$1,500/month

Total projected rent: \$20,000 – \$24,000/month

Similar nearby units rent at \$30/sq. ft., underscoring the income potential.

Key Investment Highlights:



Eligible for CMHC Select Financing â€“ reduce financing costs and increase ROI

Located in a high-demand rental area with proven stability

Turnkey setupâ€”ready for immediate income generation

Ideal for short- and long-term appreciation in a growth-oriented market Whether you're an experienced investor or expanding your portfolio, this asset delivers strong performance, desirable location, and future upside.

Hurryâ€”this opportunity wonâ€™t last long! Contact us today to schedule a viewing

Built in 2025

**Essential Information**

MLS® #	A2214661
Price	\$3,750,000
Bathrooms	0.00
Square Footage	7,600
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	4 plex
Style	Side by Side
Status	Active

**Community Information**

Address	2518 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 4E9

### Amenities

Parking Spaces 16

Parking Double Garage Attached, Garage Door Opener, Garage Faces Front

# of Garages 8

### Interior

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite

### Additional Information

Date Listed April 24th, 2025

Days on Market 73

Zoning M-CG

### Listing Details

Listing Office First Place Realty

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