



THE
A-TEAM

**RE/MAX
FIRST**

2316 16 Street, Calgary T2T 4E7

MLS® #: **A2206809**

Area: **Bankview**

Listing Date: **03/29/25**

List Price: **\$1,239,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **4,951 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,176**
Low Sqft:
Ttl Sqft: **1,176**

DOM

17
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating:

Sewer:

Ext Feat:

Construction:

Composite Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

5228AF

Zoning:

M-CG

Remarks

Pub Rmks:

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 savvy investor can achieve semi or even full retirement upon purchase. Opportunities like this are rare—act now!

Inclusions:

Property Listed By:

no

Datong Property Management Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





