

\$4,100,000 - 2526 16 Street, Calgary

MLS® #A2214661

\$4,100,000

0 Bedroom, 0.00 Bathroom, 7,600 sqft

Multi-Family on 0.00 Acres

Bankview, Calgary, Alberta

Investor Alert â€” Brand New 8-Plex in Prime Calgary SW (Bankview)

Seize this rare opportunity to own a brand-new luxury 8-plex in the heart of prestigious Bankview, one of Calgaryâ€™s most desirable Southwest communities. With over 7,600 sq. ft. of total living space, this purpose-built income property is designed for maximum cash flow, featuring legal basement suites in every unit for enhanced flexibility and rental yield.

Each building includes 4 spacious main dwellings, ranging from 1,830 to 1,950 sq. ft., paired with legal one-bedroom basement suites between 400 and 550 sq. ft. The second garage in each unit has been cleverly repurposed to expand the basement, creating more livable space, while still offering a single attached garage and double driveway per unit for ample parking.

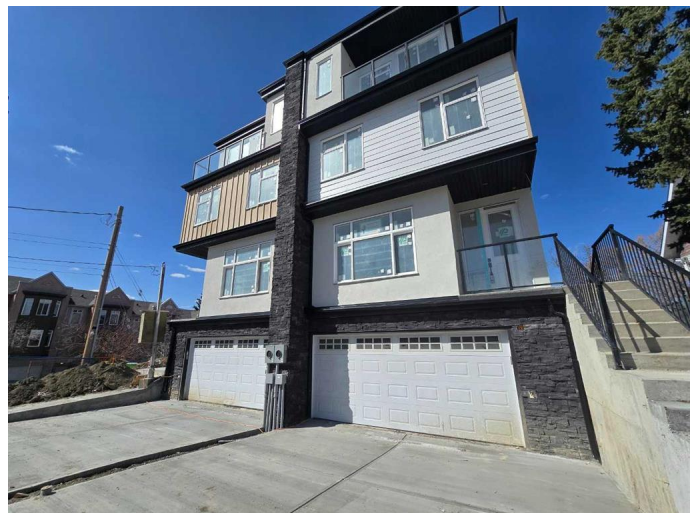
?? Rental Income Potential:

Main units: \$3,500 â€“ \$4,500/month

Basement suites: \$1,500/month

Total projected rent: \$20,000 â€“ \$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 or request the investor package.

Built in 2025

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2214661 |
| Price | \$4,100,000 |
| Bathrooms | 0.00 |
| Square Footage | 7,600 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Multi-Family |
| Sub-Type | Duplex |
| Style | Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2526 16 Street |
| 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 |
|------------|-----|

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 10 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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