

\$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 – Brand New 6-Plex in Prime Calgary SW (Bankview)

Seize this rare opportunity to own a brand-new luxury 6-plex in the heart of prestigious Bankview, one of Calgary’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:

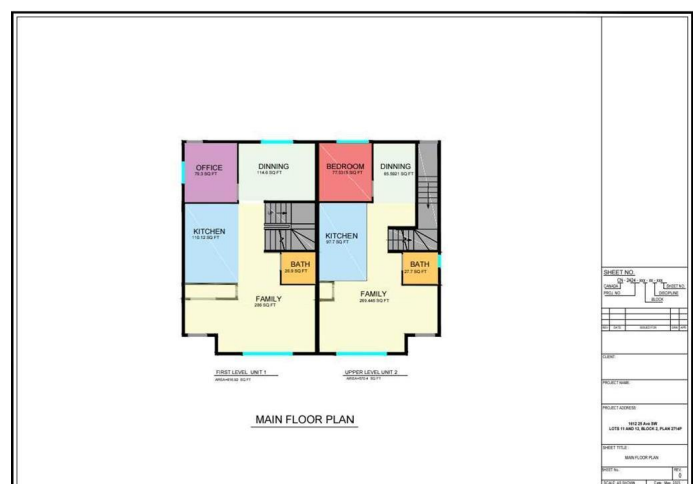
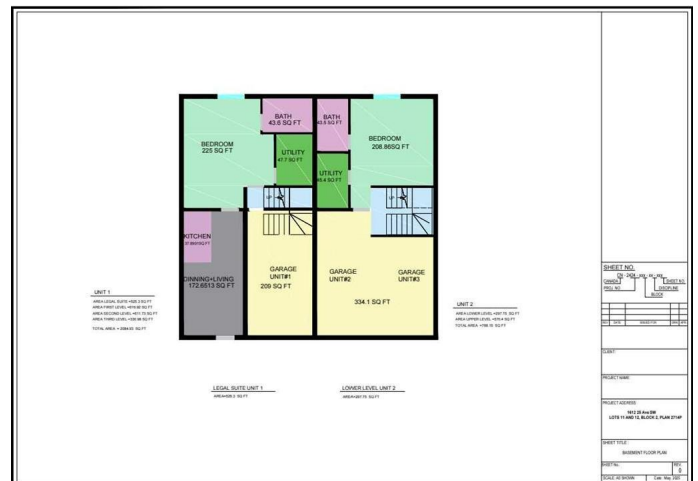
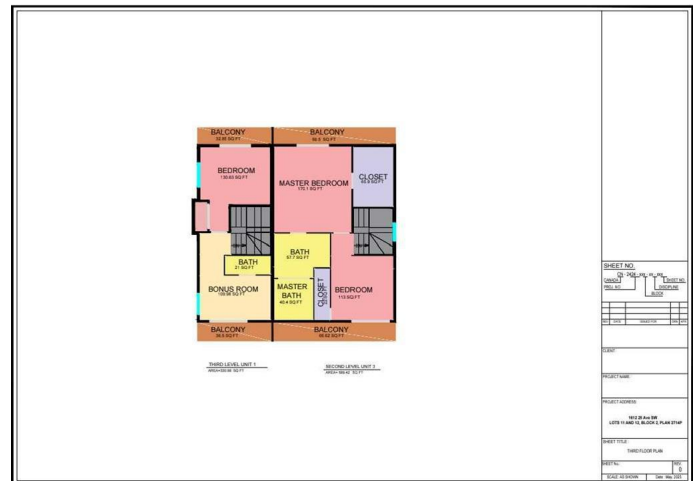
Main units: \$3,500 – \$4,500/month

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 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
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Additional Information

Date Listed	April 24th, 2025
Days on Market	14
Zoning	M-CG

Listing Details

Listing Office	First Place Realty
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