

\$1,078,000 - 2302 16a Street Sw, Calgary

MLS® #A2164279

\$1,078,000

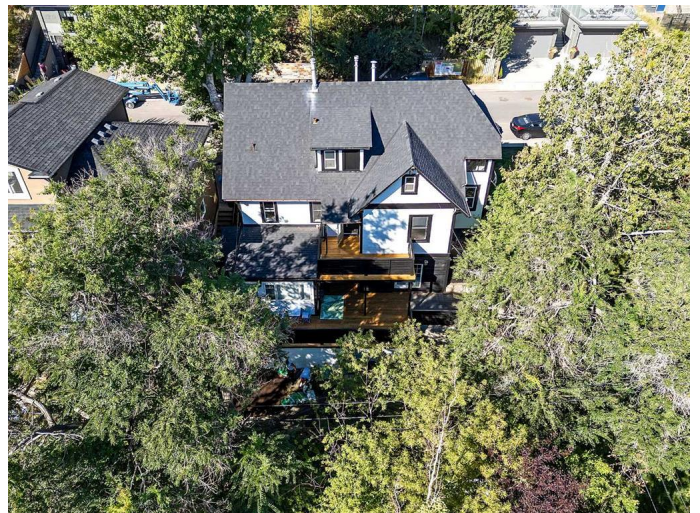
0 Bedroom, 0.00 Bathroom, 1,881 sqft
Multi-Family on 0.08 Acres

Bankview, Calgary, Alberta

Attention Investors! Recent SIX FIGURE RENOVATION: rebuilt decks, new railing, fencing, full exterior paint job, fresh landscaping, and a brand-new hot water tank. These improvements, combined with a roof replacement approximately 8 years ago, all copper wiring, and furnace-forced air heating, make this building a low-maintenance and reliable investment. The building comprises 5 units, with 4 fully compliant with city regulations, including: A top-floor 2-bedroom unit, A 1-bedroom unit and bachelor unit on the main floor, Two rear walk-out 1-bedroom units. Monthly Gross Income of \$7,555.00. Located adjacent to Buckmaster Park and within walking distance of Calgary's vibrant Beltline entertainment and arts district. All tenants have been carefully vetted in the past year, with signed leases where utilities are paid by the tenants—ensuring a steady and hassle-free cash flow. This property offers flexibility—generate rental income now while exploring potential development opportunities. Fully rented and meticulously maintained 4-plex in the highly desirable Bankview area offers an exceptional opportunity to expand your real estate portfolio. Documentation Available: Compliant RPR, electrical inspections, proforma, floor plan, and 3D tour, is ready for review.

Built in 1912

Essential Information



MLS® #	A2164279
Price	\$1,078,000
Sold Price	\$988,000
Bathrooms	0.00
Square Footage	1,881
Acres	0.08
Year Built	1912
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Sold

Community Information

Address	2302 16a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0N2

Amenities

Parking Spaces	2
Parking	Off Street

Additional Information

Date Listed	September 8th, 2024
Date Sold	October 18th, 2024
Days on Market	40
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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