

\$650,000 - 2527 16a Street Nw, Calgary

MLS® #A2167490

\$650,000

5 Bedroom, 2.00 Bathroom, 1,176 sqft
Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

Rare opportunity in Capitol Hill to own an entire 4 plex - Welcome to 2527 16a St NW, in the bustling inner city neighbourhood of Capitol Hill. This is a really unique opportunity to either own half of a 4 plex, where you can live up and rent down (or vice versa), buy as a revenue property, or package both sides together for a full 4 plex investment property. The location of this building is absolutely awesome. Just steps from Confederation Park (literally a block away), it's on a super quiet street that has quick access to 24th Ave. for transit, 16th Ave NW, and 14th St. NW. The location also offers convenient proximity to schools, parks, shopping, and transit, easy access to SAIT, ACAD, and the University of Calgary, and is just a short drive to North Hill Mall for shopping and dining. The units themselves are special because of the size. It's rare to have 3 bedrooms up as well as 2 bedroom (legal) suites down for a total of 5 bedrooms per side. The entrances to each suite are completely separate, with 4 total doors to the outside. The upper units feature balconies that over look the street, and there is enough parking in the back for all units to have space. All utilities are segregated to each unit, as well as each unit has its own in-suite laundry, hot water tank and furnace. There is underground irrigation to aid in easy exterior maintenance. Currently all 4 units are rented, and the renters could be assumed to make this a seamless investment transition. This is a really rare chance to own a fantastic revenue



property that will only grow with time. For more details and to see our 360 tour, click the links below.

Built in 1977

Essential Information

MLS® #	A2167490
Price	\$650,000
Sold Price	\$625,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2527 16a Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3R5

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Rear Drive

Interior

Interior Features	No Animal Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Suite
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Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	October 10th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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