

# \$3,750,000 - 2518 16 Street Sw, Calgary

MLS® #A2214661

**\$3,750,000**

0 Bedroom, 0.00 Bathroom, 7,600 sqft  
Multi-Family on 0.00 Acres

Bankview, Calgary, Alberta

Investor Alert â€“ This Bankview multifamily development offers a rare opportunity to acquire a high-yield, Currently approved for 5 Plex with option to be 8 Plex, luxury finishes, prime location, and long-term financing at a low 3.5% rate, this investment offers exceptional ROI with projected 47.2% annual returns. Ideal for investors seeking low-maintenance income and significant capital appreciation.

Contact us for pro forma, rent roll, and detailed financial package. Brand New 6-Plex. potential to 8 Plexes currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. 4 legal basement average 600 sqf total 2400 sqf which mean 10,000 of living space the basement legal suit are in the process of being legal suits by the city of calgary. Prime Calgary SW (Bankview)  
Rental Income Potential:

Main units: \$3,500 â€“ \$4,500/month

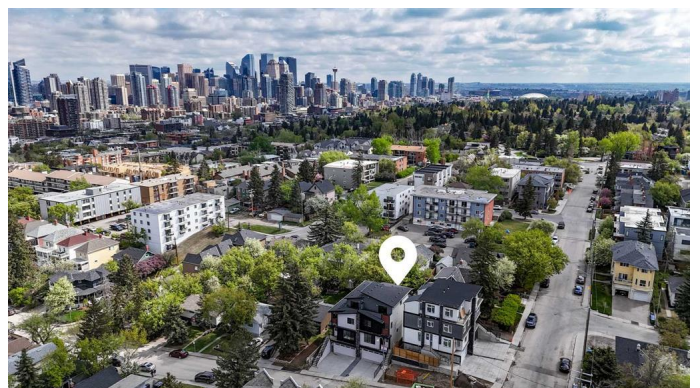
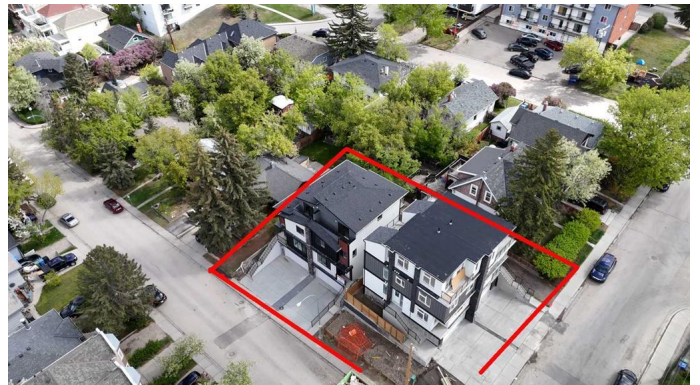
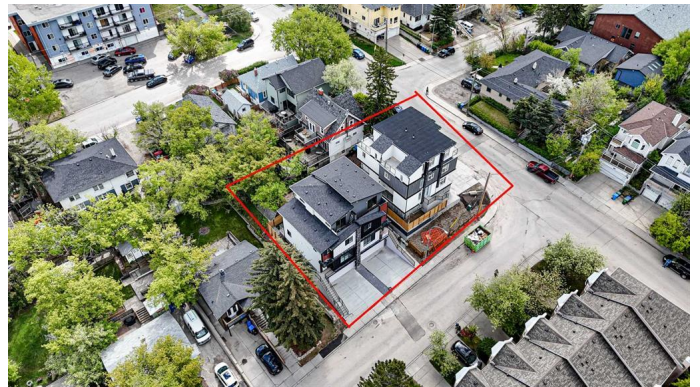
Basement suites: \$1,500/month

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

Built in 2025

**Essential Information**

MLS® #	A2214661
Price	\$3,750,000
Bathrooms	0.00
Square Footage	7,600
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	4 plex
Style	Side by Side
Status	Active

**Community Information**

Address	2518 16 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4E9

**Amenities**

Parking Spaces	16
Parking	Garage Door Opener, Double Garage Attached, Garage Faces Front
# of Garages	8

**Interior**

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	102
Zoning	M-CG

**Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.