

# \$1,295,000 - 2311 16 Street Sw, Calgary

MLS® #A2251364

**\$1,295,000**

0 Bedroom, 0.00 Bathroom, 1,855 sqft

Multi-family on 0.11 Acres

Bankview, Calgary, Alberta

For more information, please click the "More Information" button. Seize the opportunity to own a fully tenanted multifamilyfourplex in one of Calgaryâ€™s most desirableinner-city communities. This well-maintained propertyconsists of two self-contained units, both fully leased,generating a combined rental income of \$7,450 permonth. Offering reliable cash flow from day one, thisturnkey investment combines immediate returns withexcellent long-term appreciation potential.Located in the vibrant Bankview neighbourhood,just minutes from downtown Calgary, the propertyprovides exceptional convenience for tenants. Itsprime inner-city location ensures quick commutes,excellent transit access, and close proximity tosome of the cityâ€™s most popular lifestyle hubs,including Kensington, 17th Avenue SW, and MardaLoop. Bankview is known for its elevated city views,character-filled streets, and walkable communityfeel, making it a highly sought-after area for renters.The location offers quick access to major commuterroutes, public transit, and a wealth of shopping,dining, and recreational amenities. (id:6289)

Built in 1956

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | A2251364    |
| Price     | \$1,295,000 |



|                |              |
|----------------|--------------|
| Bathrooms      | 0.00         |
| Square Footage | 1,855        |
| Acres          | 0.11         |
| Year Built     | 1956         |
| Type           | Multi-family |
| Sub-Type       | Freehold     |
| Style          | Bungalow     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2311 16 Street Sw |
| Subdivision | Bankview          |
| City        | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T4E6            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Park, Playground, Recreation Nearby, Schools, Shopping |
| Parking Spaces | 4  |
| Parking        | Parking Pad  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Washer, Refrigerator, Dishwasher, Stove, Oven, Microwave, Microwave Range Hood Combo, Hood Fan, Washer & Dryer |
| Heating      | Natural gas  |
| Cooling      | None   |
| # of Stories | 1  |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Stucco          |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|



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