

# \$1,650,000 - 2817 & 2815 16 Avenue Se, Calgary

MLS® #A2260744

**\$1,650,000**

0 Bedroom, 0.00 Bathroom, 3,897 sqft

Multi-family on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Start earning income from day one in this incredible turn-key investment opportunity! Two separately titled 2016-built 2-storey infills, both with their own legal, registered basement suite. Long-term leases are in place for all four suites with over \$100,000 in gross annual income. Each upper suite offers 3 bedrooms, 2.5 baths, upper floor laundry, high ceilings, luxury finishings, open-concept living, gas fireplace, mud room and more. Each lower suite offers 2 beds, 1 bath, open-concept kitchen & living, separate laundry and storage. Each side has a fenced yard and double detached garage. Adjacent to the trendy neighbourhood of Inglewood, Albert Park is an up-and-coming community just FIVE MINUTES from downtown Calgary with its own MAX bus stop for easy access around the city. Access to the Bow River pathways, Valleyview Park, Pearce Estate Park, Inglewood Bird Sanctuary, Inglewood Golf Club and the Calgary Zoo give you incredible connection to nature. The YYC airport is a quick drive up Deerfoot Trail. With the option to Airbnb or long-term rent, the opportunities are endless. Please inquire for full lease details. \*Interior photos are of 2817\* (id:6289)

Built in 2016

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | A2260744    |
| Price     | \$1,650,000 |



|                |              |
|----------------|--------------|
| Bathrooms      | 0.00         |
| Square Footage | 3,897        |
| Acres          | 0.07         |
| Year Built     | 2016         |
| Type           | Multi-family |
| Sub-Type       | Freehold     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2817 & 2815 16 Avenue Se     |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A0M7                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Detached Garage, Garage |
| # of Garages   | 2                       |

### Interior

|            |             |
|------------|-------------|
| Appliances | See remarks |
|------------|-------------|

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|



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