

\$999,900 - 2516 16a Street Se, Calgary

MLS® #A2267168

\$999,900

5 Bedroom, 4.00 Bathroom, 1,797 sqft

Single Family on 0.07 Acres

Inglewood, Calgary, Alberta

4 UNITS | NEWER BUILD | PRIME INVESTMENT OPPORTUNITY. Exceptional SIDE-BY-SIDE DUPLEX, BOTH WITH LEGAL BASEMENT SUITES in Inglewood offering over 5,600 sq. ft. of living space on a large 50x130 lot. Each side features 3 bedrooms, 3.5 baths, and a legal 2-bedroom basement suite. Modern open-concept living with quartz countertops, stainless steel appliances, luxury finishes, gas fireplace, and large islands—perfect for entertaining. Upper levels offer 3 bedrooms with a spacious primary bedroom, walk-in closet and ensuite. Lower 2 bedroom suites feature in-floor heat, full kitchens, and large windows that let in tons of natural light. Enjoy double garages, poured concrete patios, and strong rental income. NOTE: Both sides is offered at \$1,999,800 and contains 10 bedrooms, 6 full bathrooms, 2 half bathrooms, over 5,600 SQFT of living space, 4 car garage and generates \$10,000/Month with an approximate CAP RATE of 4.5%. Lucrative investment opportunity with great cash flow, 0% vacancy and minimal repairs and maintenance cost! (id:6289)

Built in 2022

Essential Information

Listing #	A2267168
Price	\$999,900
Bedrooms	5



Bathrooms	4.00
Half Baths	1
Square Footage	1,797
Acres	0.07
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2516 16a Street Se
Subdivision	Inglewood
City	Calgary
Province	Alberta
Postal Code	T2G3R3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Blue Sky
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