

# \$3,900,000 - 2526 16 Street Sw, Calgary

MLS® #A2214661

**\$3,900,000**

0 Bedroom, 0.00 Bathroom, 7,600 sqft

Multi-Family on 0.00 Acres

Bankview, Calgary, Alberta

Investor Alert â€” Brand New 6-Plex and possibility to be 8 or 10 Plex based on the buyer choice in Prime Calgary SW (Bankview) Seize this rare opportunity to own a brand-new luxury 6-plex in the heart of prestigious Bankview, one of Calgaryâ€™s most desirable Southwest communities. With over 7,600 sq. ft. of total living space, this purpose-built income property is designed for maximum cash flow, featuring legal basement suites in every unit for enhanced flexibility and rental yield.

Each building includes 4 spacious main dwellings, ranging from 1,830 to 1,950 sq. ft., paired with legal one-bedroom basement suites between 400 and 550 sq. ft. The second garage in each unit has been cleverly repurposed to expand the basement, creating more livable space, while still offering a single attached garage and double driveway per unit for ample parking.

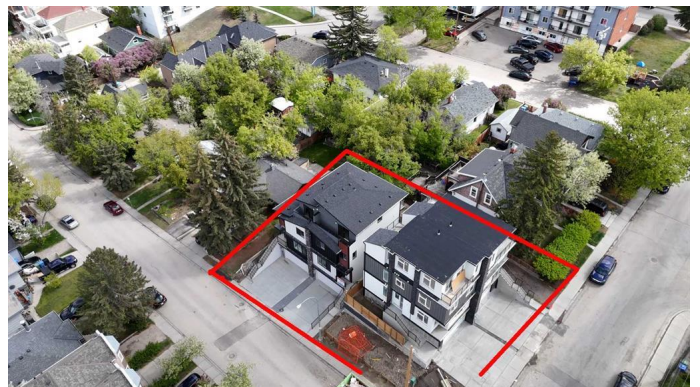
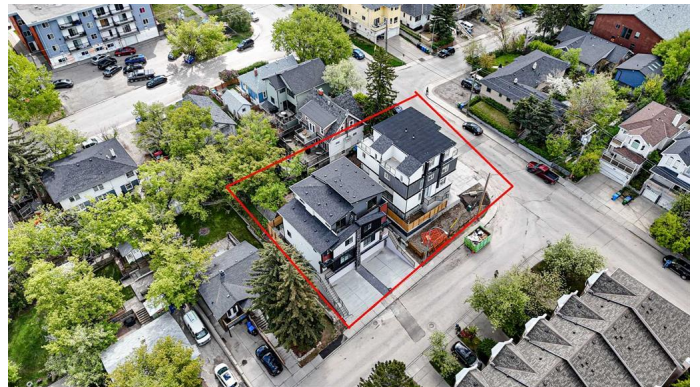
?? Rental Income Potential:

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 or request the investor package.

Built in 2025

Essential Information

MLS® #	A2214661
Price	\$3,900,000
Bathrooms	0.00
Square Footage	7,600
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	2526 16 Street Sw
Subdivision	Bankview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 4E9

**Amenities**

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

**Interior**

Fireplaces	Gas
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**Additional Information**

Date Listed	April 24th, 2025
Days on Market	28
Zoning	M-CG

**Listing Details**

Listing Office	First Place Realty
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