



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



Main Photo

### Property Description

Investor Alert – This Bankview multifamily development offers a rare opportunity to acquire a high-yield, Currently 4 duplexes and one of them has legal suite and 3 other suits submitted to the city of calgary subject approval and permeating. 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. currently they are 4 main dwelling size 1900 average each total 7600 sqf above grade. Prime Calgary SW (Bankview)

Rental Income Potential:

Eligible for CMHC Select Financing – reduce financing costs and increase ROI

Located in a high-demand rental area with proven stability



Turnkey setup—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.

Hurry—this opportunity won't last long! Contact us today to schedule a viewing

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

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*Courtesy Of: First Place Realty*



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