



2303 16A Street SW, Calgary, Alberta - \$1,148,000



Main Photo

Property Description

ATTENTION INVESTORS, BUILDERS & DEVELOPERS! RARE MC-G ZONED OPPORTUNITY IN BANKVIEW WITH STUNNING DOWNTOWN VIEWS! Located directly across from Buckmaster Park, this expansive 53' x 132' MC-G zoned lot offers one of the best development opportunities in Bankview. With potential for Multifamily (subject to city approval) currently has Drawings available for 6 Plex (6 Up & 6 Down) , this property is ideal for multi-residential infill, row housing, or a long-term hold with strong rental income in place. Main level: Over 1,086 sq. ft. with 3 spacious bedrooms, large principal rooms, and excellent layout. Lower level: 882 sq. ft. illegal suite with 2 bedrooms, separate entrance, oversized windows offering natural light. Separate meters and furnaces for both units. Double detached garage provides additional rental or storage value. This is a unique corner-style lot fronting onto 16A Street and backing onto 17th Street, offering design flexibility, dual access, and added curb appeal for future development. Surrounded by numerous new high-end multi-unit builds, this site is in the heart of one of Calgary's most active



redevelopment zones. Walkable to 17th Avenue's retail and dining corridor, Sunalta LRT, top-rated schools, bike paths, and downtown Calgary — making it highly desirable for both future homeowners and tenants. With zoning, location, views, and pricing all working in your favour, this is truly one of the best inner-city land investment opportunities currently available. Act quickly — parcels like this are rare and in high demand!

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