

2516 16A Street SE
Calgary, Alberta

MLS # A2267168



\$949,900

Division:	Inglewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,797 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: 2 REFRIGERATORS, 2 STOVES, 2 WASHERS, 2 DRYERS, 2 DISHWASHERS, MICROWAVE

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!