

**PRICE FURTHER REDUCED**

**Multi-Family Fourplex | Bankview**

## — OPPORTUNITY OVERVIEW

Seize the opportunity to own a fully tenanted multi-family fourplex in one of Calgary's most desirable inner-city communities. This well-maintained property consists of four self-contained units, all fully leased, generating a combined rental income of \$7,450 per month. Offering reliable cash flow from day one, this turnkey investment combines immediate returns with excellent long-term appreciation potential.

Located in the vibrant Bankview neighbourhood, just minutes from downtown Calgary, the property provides exceptional convenience for tenants. Its prime inner-city location ensures quick commutes, excellent transit access, and close proximity to some of the city's most popular lifestyle hubs, including Kensington, 17th Avenue SW, and Marda Loop. Bankview is known for its elevated city views, character-filled streets, and walkable community feel, making it a highly sought-after area for renters. The location offers quick access to major commuter routes, public transit, and a wealth of shopping, dining, and recreational amenities.

[CLICK TO VIEW PROPERTY VIDEO](#)



[CLICK TO VIEW PROPERTY PHOTOS](#)



For more information,  
please contact:



**Jessie Lail**, Vice President | Capital Markets  
+1 403 714 7571  
[jlail@naiadvent.com](mailto:jlail@naiadvent.com)



**Eric Stevenson**, Associate | Capital Markets  
+1 403 461 1998  
[estevenson@naiadvent.com](mailto:estevenson@naiadvent.com)



## PROPERTY OVERVIEW

ADDRESS	2311 & 2313 16 Street SW
ZONING	M-CGd72
SITE SIZE	0.11 Acres (4,948 SF/ 50x99 ft)
TOTAL PROPERTY SIZE	±2,838 SF
MAIN LEVEL	±1,662 SF (2B + 2B)
BASEMENT	±1,117 SF (1B+1B)
PROPERTY TAXES	TBV (2025)
RENT ROLL	\$7,450/month
ASKING PRICE	<del>\$1,295,000.00</del> <b>\$1,249,000.00</b>

## CONTACT FOR FULL PROFORMA

## PROPERTY HIGHLIGHTS

- Fully leased duplex with \$7,450/month in rental income
- Prime inner-city location with strong tenant demand
- Close to downtown Calgary, transit, and major commuter routes
- Surrounded by shops, dining, and recreation
- Potential for long-term appreciation in a high-demand area
- Zoned M-CGd72 Multi-Residential - Contextual Ground Oriented
- Subproperty use: MR0802 Fee Simple - Fourplex-Up/Down
- Sale price further reduced to \$1,249,000.00

5 MIN DRIVE  
SAFeway  
MISSION

5 MIN DRIVE  
DOWNTOWN  
CORE

10 MIN DRIVE  
MOUNT ROYAL  
UNIVERSITY

For more information,  
please contact:



**Jessie Lail**, Vice President | Capital Markets  
+1 403 714 7571  
[jlail@naiadvent.com](mailto:jlail@naiadvent.com)



**Eric Stevenson**, Associate | Capital Markets  
+1 403 461 1998  
[estevenson@naiadvent.com](mailto:estevenson@naiadvent.com)



## STRATEGIC LOCATION

Bankview is one of Calgary's most vibrant and walkable inner-city communities. Known for its elevated views, eclectic mix of homes, and close-knit feel, it attracts a wide range of residents—from young professionals to long-term families. The community enjoys easy access to boutique shops, local cafés, trendy restaurants, nightlife, and recreational amenities such as Buckmaster Park, the Calgary Tennis Club, community garden, and nearby river pathways.

For more information,  
please contact:

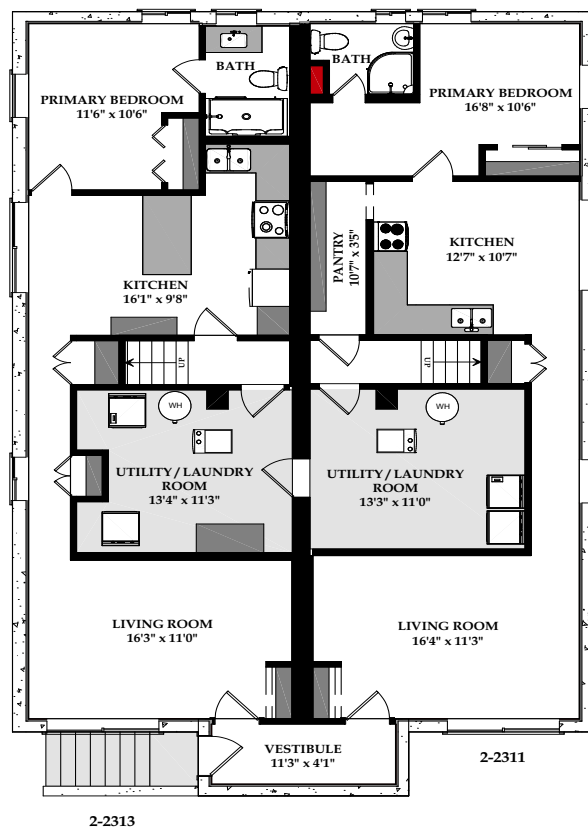


**Jessie Lail**, Vice President | Capital Markets  
+1 403 714 7571  
[jlail@naiadvent.com](mailto:jlail@naiadvent.com)

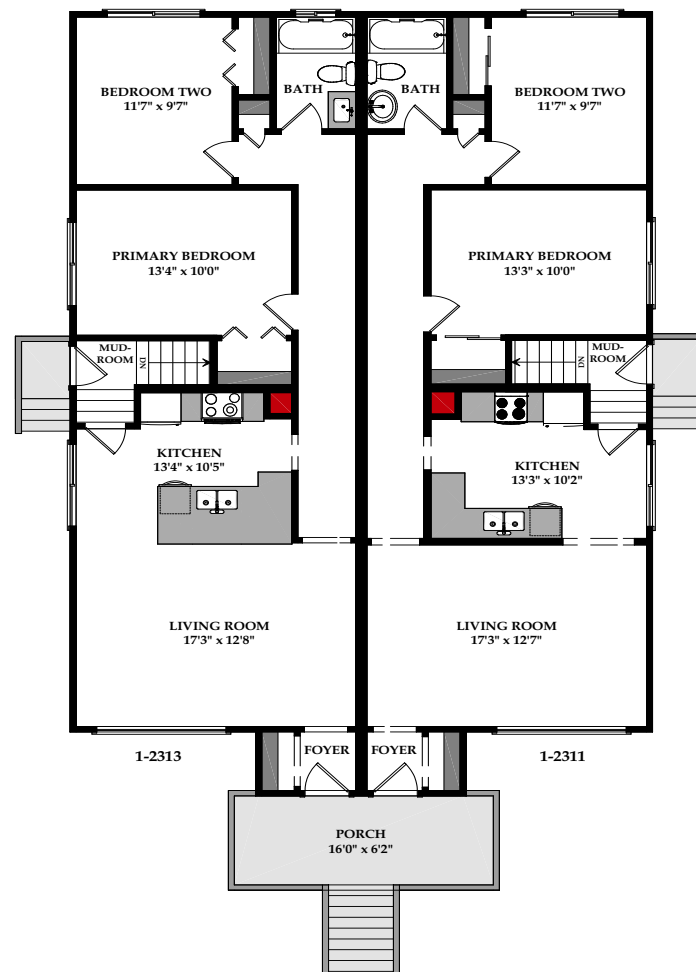


**Eric Stevenson**, Associate | Capital Markets  
+1 403 461 1998  
[estevenson@naiadvent.com](mailto:estevenson@naiadvent.com)

**FLOORPLAN**



**BASEMENT (1B + 1B)**



**MAIN LEVEL (2B + 2B)**

For more information,  
please contact:



**Jessie Lail**, Vice President | Capital Markets  
+1 403 714 7571  
[jlail@naiadvent.com](mailto:jlail@naiadvent.com)



**Eric Stevenson**, Associate | Capital Markets  
+1 403 461 1998  
[estevenson@naiadvent.com](mailto:estevenson@naiadvent.com)

