

\$949,900 - 2516 16a Street Se, Calgary

MLS® #A2267168

\$949,900

5 Bedroom, 4.00 Bathroom, 1,797 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

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!

Built in 2022

Essential Information

MLS® #	A2267168
Price	\$949,900
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2516 16a Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3R3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Blue Sky
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