

2516 16A Street SE  
Calgary, Alberta

MLS # A2267168

\$999,900

|           |                                                |        |                  |
|-----------|------------------------------------------------|--------|------------------|
| 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&mdash;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!