

\$1,199,999 - 2816 18 Street Sw, Calgary

MLS® #A2262121

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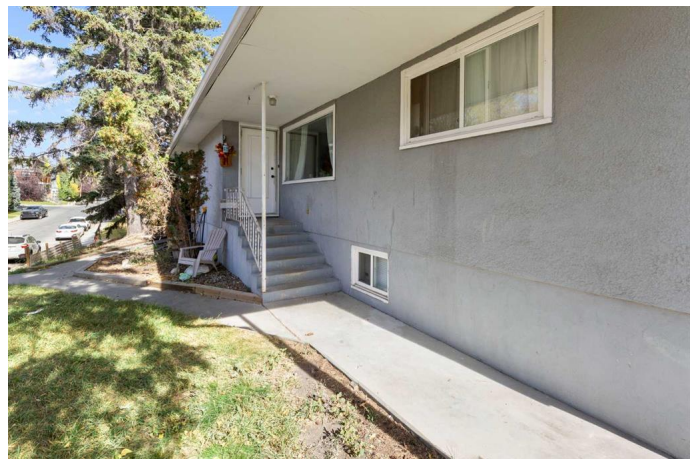
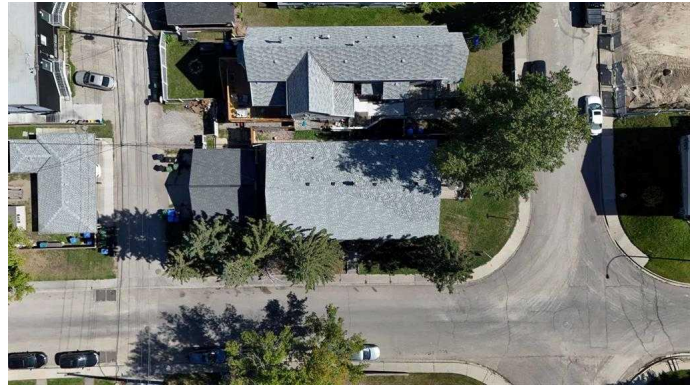
8 Bedroom, 4.00 Bathroom, 1,871 sqft
Residential on 0.12 Acres

South Calgary, Calgary, Alberta

An exceptional investment opportunity in the heart of Bankview. This detached 4-plex, set on a 125' x 42' M-C1 corner lot, offers four self-contained 2-bedroom units, each with in-suite laundry, abundant natural light, and recently renovated bathrooms. An oversized detached double garage, currently rented separately, contributes to the impressive revenue stream, generating over \$80,000 annually.

With its prime inner-city location between Marda Loop and 17th Avenue, this property provides quick access to downtown, the University of Calgary, Mount Royal University, hospitals, and major commuter routes. Whether you choose to hold, rent, or redevelop, this is a rare chance to secure a high-performing revenue property in one of Calgary's most sought-after and rapidly appreciating communities.

Built in 1959



Essential Information

MLS® #	A2262121
Price	\$1,199,999
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,871
Acres	0.12

Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	2816 18 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K1

Amenities

Parking Spaces	1
Parking	None, On Street

Interior

Interior Features	See Remarks
Appliances	Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Other
Lot Description	Back Lane, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
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