

# \$999,900 - 2516 16a Street Se, Calgary

MLS® #A2267168

**\$999,900**

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 oversized 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    | \$999,900 |
| 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, Oversized |
| # 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 | 1                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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