

# \$1,148,000 - 2303 16a Street Sw, Calgary

MLS® #A2246038

**\$1,148,000**

5 Bedroom, 2.00 Bathroom, 1,087 sqft  
Residential on 0.16 Acres

Bankview, Calgary, Alberta

ATTENTION INVESTORS, BUILDERS & DEVELOPERS! RARE MC-G ZONED OPPORTUNITY IN BANKVIEW WITH STUNNING DOWNTOWN VIEWS! Located directly across from Buckmaster Park, this expansive 53â€™ x 132â€™ MC-G zoned lot offers one of the best development opportunities in Bankview. With potential for Multifamily (subject to city approval) currently has Drawings available for 6 Plex (6 Up & 6 Down), this property is ideal for multi-residential infill, row housing, or a long-term hold with strong rental income in place. Main level: Over 1,086 sq. ft. with 3 spacious bedrooms, large principal rooms, and excellent layout. Lower level: 882 sq. ft. illegal suite with 2 bedrooms, separate entrance, oversized windows offering natural light. Separate meters and furnaces for both units. Double detached garage provides additional rental or storage value. This is a unique corner-style lot fronting onto 16A Street and backing onto 17th Street, offering design flexibility, dual access, and added curb appeal for future development. Surrounded by numerous new high-end multi-unit builds, this site is in the heart of one of Calgary's most active redevelopment zones. Walkable to 17th Avenue's retail and dining corridor, Sunalta LRT, top-rated schools, bike paths, and downtown Calgary making it highly desirable for both future homeowners and tenants. With zoning, location, views, and pricing all working in your favour, this is truly



one of the best inner-city land investment opportunities currently available. Act quickly  
â€” parcels like this are rare and in high demand!

Built in 1957

**Essential Information**

MLS® #	A2246038
Price	\$1,148,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2303 16a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4K3

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	4

**Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	M-CG

## Listing Details

Listing Office	eXp Realty
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