

# \$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 53' x 132' 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 | 35               |
| Zoning         | M-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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