



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6226 BEAVER DAM Way, Calgary T2K 3W7**

MLS®#: **A2146673**

Area: **Thornccliffe**

Listing Date: **07/09/24**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,059**

Year Built:

**1973**

Low Sqft:

Ttl Sqft:

**1,059**

Lot Information

Lot Sz Ar:

**4,360 sqft**

Lot Shape:

DOM

**100**

Layout

Beds:

**6 (3 3 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**5**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Pie Shaped Lot**

**Off Street**

Utilities and Features

Roof: **Membrane**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

**Metal Siding ,Stucco,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Kitchen Island,Laminate Counters,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`7" x 11`5"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>16`0" x 21`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 10`6"</b>	<b>Kitchenette</b>	<b>Basement</b>	<b>16`0" x 8`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 10`5"</b>	<b>Storage</b>	<b>Basement</b>	<b>3`7" x 3`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>4`3" x 12`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`7" x 4`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`7" x 9`7"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`2" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 8`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 9`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`9" x 3`1"</b>	<b>Laundry</b>	<b>Basement</b>	<b>2`8" x 6`11"</b>

**Bedroom**  
**Bedroom**  
**Bedroom - Primary**

**Main**  
**Main**  
**Main**

**8`0" x 10`5"**  
**13`5" x 8`0"**  
**11`6" x 10`4"**

**Bedroom**  
**Bedroom**

**Basement**  
**Basement**

**8`3" x 7`6"**  
**9`7" x 8`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1112345**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Perfect for dual passive income | Prime investment property | Legal secondary suite registered with the City of Calgary (Sticker #7935) | 2,037.20 sqft finished area | Rare, large lot of 4,360 sq. ft. | 2022 Upgrades: separate entrances, water tanks, furnaces, thermostats, electrical panels, new windows, vinyl plank flooring, updated washroom, kitchen, and laundry facilities | Both suites feature: dishwasher, washer, dryer, range, range hood, refrigerator, washroom, and separate entrance | Independent control over water and heat with separate water tanks, furnaces, and electrical panels | 4 to 5 off-street gravel parking stalls in the backyard | Ideal for investors, first-time homebuyers to live upstairs and rent out the basement, or out-of-province investors looking for a ready-to-produce income stream investment property | Don't miss this unique opportunity!**

Inclusions: **None**  
Property Listed By: **Homecare Realty Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**