



THE
A-TEAM

**RE/MAX
FIRST**

10A BEAVER DAM Place, Calgary T2K 4X3

MLS®#: **A2154552** Area: **Thornccliffe** Listing Date: **08/04/24** List Price: **\$529,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 16-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **4,079 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Cul-De-Sac,Landscaped**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **706**
 Low Sqft:
 Ttl Sqft: **706**

DOM

45
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`8" x 10`1"	4pc Bathroom	Main	6`9" x 6`1"
Bedroom - Primary	Main	9`10" x 11`5"	4pc Bathroom	Basement	5`0" x 10`9"
Bedroom	Basement	11`10" x 9`1"	Bedroom	Basement	10`10" x 11`10"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C2**

Legal Desc:

7335JK

Remarks

Pub Rmks:

NEWLY RENOVATED DUPLEX | 4 BEDS | 2 BATHS | DBL DET GARAGE | SEPARATE ENTRANCES - KITCHEN & LAUNDRY! Welcome to this NEWLY RENOVATED bi-level duplex located in the quiet community of Thorncliffe. This home features two separate living spaces, featuring four good-sized bedrooms—two on the upper level and two on the lower level—this home provides ample room for everyone. Each level also includes a fully updated bathroom for convenience. Both levels have their own entrances, kitchens, and laundry facilities, enhancing privacy and practicality. The kitchens are equipped with updated cabinets and are open concept to really utilize the space. Vinyl plank flooring throughout along with natural light really brighten up the whole house. Outside, you'll find a large deck and backyard, perfect for summer and family gatherings. The property includes a spacious double detached garage at the back. Situated in a peaceful cul-de-sac, the location is unbeatable- close to a variety of amenities including schools, parks, shopping, restaurants, and more. Deerfoot, McKnight, and public transportation are easily accessible, making commuting a breeze. Don't miss the opportunity to own this newly renovated duplex in Thorncliffe. Contact your favourite agent today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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





