

12A BEAVER DAM Place, Calgary T2K 4X3

MLS®#:	A2164122	Area:	Thorncliffe	Listing Date:	09/09/24	List Price: \$530,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



Information e:	Residential			<u>DOM</u> 10	
2:	Semi Detached	(Half		Layout	
	Duplex)	Finished Floor Are	ea	Beds:	4 (2 2)
n:	Calgary	Abv Sqft:	1,043	Baths:	2.0 (2 0)
t:	1973	Low Sqft:		Style:	Bi-Level,Side by Side
<u>mation</u>		Ttl Sqft:	1,043		
	4,446 sqft			Parking	
e:				Ttl Park:	4
				Garage Sz:	-
	Back Lane Back	Yard.Cul-De-Sac.Few	Trees.Lawn.Garden	,Irregular Lot,Landscap	ed
t:	Parking Pad,RV Access/Parking				

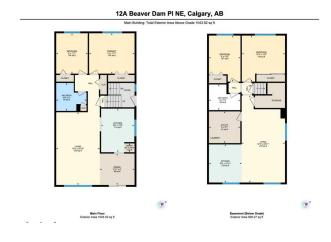
Utilities and Features

Roof:	Asphalt/Gravel,Flat		Construction: Wood Frame Flooring:				
Heating:	Forced Air,Natural Gas						
Sewer:							
Ext Feat:	Balcony,Garden,Playground,Private	e Yard,Storage	Laminate,Linoleum Water Source: Fnd/Bsmt:				
			Poured Concrete				
Kitchen Appl:		c Range,Electric Stove,Range Hood,W	asher/Dryer,Washer/Dryer Stacked				
nt Feat:	Open Floorplan,Se	parate Entrance					
Utilities:							
			Room Information				
Room	Level	Dimensions	<u>Room</u>	Level	Dimensions		
	Main	8`8" x 8`0"	Bedroom	Main	9`0" x 11`7"		
4pc Bathroom		8`8" x 8`0" 9`11" x 9`0"	Bedroom Kitchen	Main Main	9`0" x 11`7" 9`6" x 12`6"		
4pc Bathroom Dining Room	Main	9`11" x 9`0" 12`5" x 20`10"			9`6" x 12`6" 13`0" x 11`7"		
4pc Bathroom Dining Room Living Room	Main Main Main	9`11" x 9`0"	Kitchen	Main	9`6" x 12`6"		
4pc Bathroom Dining Room Living Room 4pc Bathroom	Main Main Main	9`11" x 9`0" 12`5" x 20`10"	Kitchen Bedroom - Primary	Main Main	9`6" x 12`6" 13`0" x 11`7"		
4pc Bathroom Dining Room Living Room 4pc Bathroom Bedroom	Main Main Main Lower	9`11" x 9`0" 12`5" x 20`10" 9`0" x 7`4"	Kitchen Bedroom - Primary Bedroom	Main Main Lower	9`6" x 12`6" 13`0" x 11`7" 12`4" x 13`2"		
4pc Bathroom Dining Room Living Room 4pc Bathroom Bedroom Living Room Laundry	Main Main Main Lower Lower	9`11" x 9`0" 12`5" x 20`10" 9`0" x 7`4" 9`0" x 13`2"	Kitchen Bedroom - Primary Bedroom Kitchen	Main Main Lower Lower	9`6" x 12`6" 13`0" x 11`7" 12`4" x 13`2" 9`4" x 10`11"		

Fee Simple	R-C2
Legal Desc:	2411526
	Remarks
Pub Rmks:	First-time home buyers and Investors Alert!!! Check our 3D Virtual tour. This spacious Duplex, almost 2,000 sq ft finished area, bi-level style with huge bright windows for both upper suite and lower-illegal suite, generates juicy rental cash flow for investor or offers great mortgage helper to 1st-time home buyer who wants to live up and rent down. The upper unit was rented at \$1850, lower at \$1650, tenants paid their own utilities, that is \$3500 per month or \$42,000 per year in total. There are upgrades, including newer updated kitchen at the lower-illegal suite, plus a newer high-efficiency furnace. This definitely won't last long.
Inclusions:	Ν/Α
Property Listed By:	CP Realty Calgary Pros

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









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