



THE
A-TEAM

**RE/MAX
FIRST**

12A BEAVER DAM Place, Calgary T2K 4X3

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



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **4,446 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,043**
 Low Sqft:
 Ttl Sqft: **1,043**

DOM

10
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Few Trees,Lawn,Garden,Irregular Lot,Landscaped**
 Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt/Gravel,Flat**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden,Playground,Private Yard,Storage**

Construction: **Wood Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Range Hood,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`8" x 8`0"
Dining Room	Main	9`11" x 9`0"
Living Room	Main	12`5" x 20`10"
4pc Bathroom	Lower	9`0" x 7`4"
Bedroom	Lower	9`0" x 13`2"
Living Room	Lower	12`5" x 24`11"
Laundry	Main	3`0" x 2`6"

Room	Level	Dimensions
Bedroom	Main	9`0" x 11`7"
Kitchen	Main	9`6" x 12`6"
Bedroom - Primary	Main	13`0" x 11`7"
Bedroom	Lower	12`4" x 13`2"
Kitchen	Lower	9`4" x 10`11"
Furnace/Utility Room	Lower	9`0" x 9`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2411526

R-C2

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:

N/A

Property Listed By:

CP Realty Calgary Pros

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



12A Beaver Dam PI NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1043.52 sq ft



Main Floor
Exterior Area 1043.52 sq ft



Basement (Below Grade)
Exterior Area 929.27 sq ft

12A Beaver Dam PI NE, Calgary, AB

Main Floor Exterior Area 1043.52 sq ft
Interior Area 971.06 sq ft



12A Beaver Dam PI NE, Calgary, AB

Basement (Below Grade) Exterior Area 929.27 sq ft
Interior Area 839.06 sq ft
Excluded Area 54.90 sq ft



0 3 6 ft

PREPARED: 20240910









