

16 Beaver Dam Place NE
Calgary, Alberta

MLS # A2269615

\$815,000



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|------------------|--|-------------------------------|
| Division: | Thorncliffe | |
| Type: | Residential/Duplex | |
| Style: | Attached-Side by Side, Bi-Level | |
| Size: | 1,483 sq.ft. | Age: 1971 (55 yrs old) |
| Beds: | 7 | Baths: 4 |
| Garage: | Double Garage Detached | |
| Lot Size: | 0.16 Acre | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind | |

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|--------------------|-----------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), See Remarks | | |

Inclusions: 3 Fridges, 4 stoves, 1 dishwasher, 2 dryers, 2 washers, 1 microwave, 1 bar fridge, storage shed on unit 16A side

Terrific Side-by-Side Duplex Backing onto a Park! Nestled on a quiet cul-de-sac, this spacious duplex sits on a large lot and offers excellent income potential. The property features two side-by-side units plus one illegal basement suite, along with an oversized 27' x 22' double garage that has been divided for secure parking on each side—ideal for generating additional cash flow. Each main floor offers 741 sq. ft. with 2 bedrooms and a 4-piece bathroom. The 16A illegal basement suite includes 2 bedrooms, a comfortable living area, full kitchenette, and a 3-piece bath. Both upper and lower levels are equipped with their own washer and dryer for added convenience. Side 16 can easily be reconfigured, as the basement already includes a kitchenette and there's existing plumbing on the main floor to add laundry—simply install a door to create two private spaces (see floorplans for details). The backyard backs directly onto a large park and also offers lane access to the garage. This is an amazing investment opportunity with multiple rental options and strong long-term potential!