

\$619,000 - 6226 Beaver Dam Way Ne, Calgary

MLS® #A2192839

\$619,000

6 Bedroom, 2.00 Bathroom, 1,059 sqft
Residential on 0.10 Acres

Thornccliffe, Calgary, Alberta

PASSIVE INCOME. PASSIVE INCOME.
PASSIVE INCOME. LEGAL SUITE | RC-2
ZONING | SEPARATE UTILITIES. This
move-in-ready home on a 4,360 sqft lot offers
unbeatable rental income potential. The legal
secondary suite (#7935) is fully approved,
saving you time and hassle. Both units have
separate entrances, electrical panels, water
tanks, furnaces, kitchens, washers, dryers,
and dishwashers, allowing tenants to control
their own utilities. Soundproof insulation
ensures privacy, and all major upgrades were
completed in late 2022. Plus, there's room to
build an oversized double garage (subject to
city approval). A rare investment
opportunityâ€™donâ€™t miss out!



Built in 1973

Essential Information

MLS® #	A2192839
Price	\$619,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level

Status	Active
--------	--------

Community Information

Address	6226 Beaver Dam Way Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3W7

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Membrane
Construction	Wood Frame, Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2025
Days on Market	71
Zoning	R-C2

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.