

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

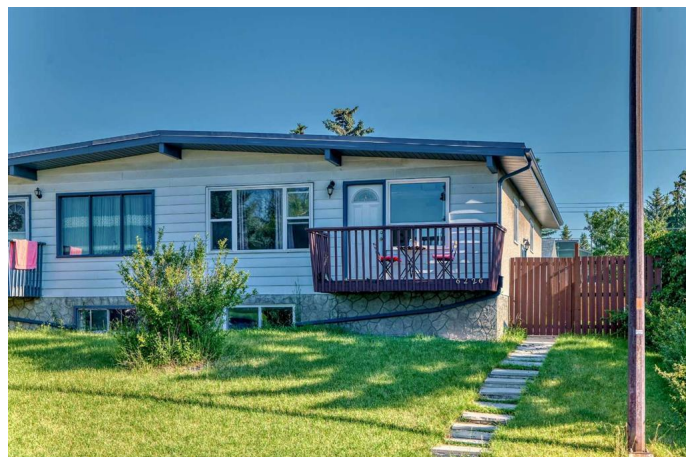
MLS® #A2192839

\$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 62
Zoning R-C2

Listing Details

Listing Office Homecare Realty Ltd.

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