



GRASSROOTS
REALTY GROUP

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16 Beaver Dam Place NE
Calgary, Alberta

MLS # A2269615



\$815,000

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		

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!