



GRASSROOTS
REALTY GROUP

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20A Beaver Dam Place NE
Calgary, Alberta

MLS # A2328894



\$469,999

Division:	Thorncliffe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	749 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Rear Drive, See Remarks, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Lawn, Private, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Open House Saturday July 18 2:00-4:30pm. Why choosing between homeownership, income potential, and flexibility when you can have all three? Featuring a rare 1-bedroom basement LEGAL SUITE currently operated as a successful short-term Airbnb rental, this well-maintained property offers flexibility, income potential, and affordable homeownership all in one package. Whether you're a first-time buyer looking for a mortgage helper, an investor seeking multiple rental options, or a family wanting the convenience of two kitchens and separate living spaces, this property is designed to adapt to your needs. Situated on a large, fully fenced corner lot on a quiet street, the home offers comfortable, functional living with bright open-concept layouts on both levels. While not a luxury renovation, it has been thoughtfully maintained and updated, making it clean, inviting, and move-in ready. Recent improvements include a high-efficiency furnace and hot water tank (2023), upgraded attic insulation (2025), newer windows and front door(2024), updated countertops, kitchen and bathroom sinks, light fixtures, window coverings, washer and dryer, ventilation fan, refreshed main floor bathroom, fresh interior paint throughout, and a newer deck. Outside, you'll appreciate the private yard, generous outdoor space, and three off-street parking stalls. The oversized corner lot provides more outdoor room than many comparable attached homes and creates a setting that is both functional and enjoyable. Conveniently located near parks, schools, shopping, public transit, and community amenities, and the planned Green Line LRT corridor. This property offers a rare combination of affordability, versatility, and income-generating potential. Whether you're looking to live, invest, host, or accommodate extended family, this is an opportunity

worth exploring. Whether you're buying your first home, expanding your investment portfolio, or creating space for extended family, this property is ready to work for you from day one.