

\$449,900 - 20a Beaver Dam Place Ne, Calgary

MLS® #A2090365

\$449,900

3 Bedroom, 2.00 Bathroom, 743 sqft

Residential on 0.10 Acres

Thornccliffe, Calgary, Alberta

UNBEATABLE INVESTMENT opportunity!! on a quiet street!! Total of 3 bedroom 1368sqft of developed living space in the heart of Thornccliffe!! This BI-LEVEL half a duplex with LEGAL BASEMENT SECONDARY SUITE on a huge corner Lot and is currently rented for \$2400.00 per month plus tenants pay their own utilities on 60%/40% split, with tons of potential for rent increases. This amazing property is all self-contained with separate WASHER/DRYERS and dishwashers, with full kitchens. This property has been updated and is ready for new owners . Upper floor offers 2 large bedrooms with new kitchen cabinets with new tiled backsplash, all newer stainless-steel appliances, newer laminate flooring , newer ceramic tile, with newer light fixtures. Large living room and dining room, freshly painted throughout, and a NEW 4PC bathroom . Lower SUITE IS LEGAL and is approved by City of Calgary. Updated 100amp Electrical Panel, Lower Suite offers good sized kitchen, with newer cabinets, large 1-bedroom, living room, with huge windows throughout for that natural light, and a new 4pc bathroom. EN-SUITE WASHER /DRYER COMBO, newer hot water tank, and a huge corner Lot. Fully fenced back yard , this property offers back lane with tons of room to built a double detached oversized garage for additional income. Amazing location, 1min to off leash Park, Shopping Centers, Deer foot Mall, and all levels of Schools, Deer foot Trail, and Public Transportation... Amazing income property or



live up rent down with tons of potential!!!

Built in 1971

Essential Information

MLS® #	A2090365
Price	\$449,900
Sold Price	\$443,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	743
Acres	0.10
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	20a Beaver Dam Place Ne
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4X3

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Gravel Driveway, Off Street, On Street, Outside, Parking Pad, Rear Drive, Stall

Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Front Yard, No Neighbours Behind, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2023
Date Sold	November 23rd, 2023
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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