

\$435,500 - 6136 Beaver Dam Way Ne, Calgary

MLS® #A2151010

\$435,500

3 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.08 Acres

Thorncliffe, Calgary, Alberta

****Exceptional Investment Opportunity or Perfect First-Time Home!**** Welcome to your new home in the highly sought-after Thorncliffe community, where charm meets modern convenience in this beautifully updated bi-level duplex. Whether you're an investor seeking a promising rental property or a first-time buyer searching for a move-in-ready home, this property offers the ideal blend of comfort, style, and functionality.

***Spacious Main Level:** Bright and Airy Primary Bedroom. This tranquil retreat features large windows that flood the room with natural light, creating a peaceful space perfect for unwinding after a long day.

Stylishly Renovated 3-Piece Bathroom Boasting contemporary finishes, sleek fixtures, and a modern aesthetic, this bathroom is designed for both comfort and convenience.

Generous Kitchen and Dining Area:** The expansive, open-concept kitchen is equipped with ample cabinetry and counter space, making meal preparation a breeze. The adjoining dining area is perfect for hosting gatherings, with plenty of room to entertain family and friends. ***Cozy Living Room:** This inviting space is designed with comfort in mind, featuring a warm and welcoming atmosphere. ***Covered East-Facing Deck Enjoy your morning coffee or evening meals on the covered deck, which provides a private outdoor oasis that's perfect for year-round use, regardless of the weather. ***Two Additional Well-Appointed Bedrooms*** Ideal for family,



guests, or creating a dedicated home office, these bedrooms offer comfort and flexibility.

Updated 4-Piece BathroomCombining modern design with practicality, this bathroom is perfect for accommodating the needs of a growing household or hosting visitors.

Convenient Storage/Laundry Room This space includes a state-of-the-art infrared and electrical dry sauna, providing a luxurious retreat for relaxation and wellness. Updates include Energy-Efficient 50-Gallon Hot Water Tank, New Windows, Doors, Trims, and Baseboards. Recently upgraded to enhance both the home’s visual appeal and its energy efficiency. Fresh Coat of Paint Throughout and New Carpet and Durable 12mm Laminate Flooring. Located in a vibrant and family-friendly neighborhood, this home offers convenient access to local schools, parks, and public transportation. With quick access to Deerfoot Trail, you’re just minutes away from a range of shopping, dining, and recreational amenities. Enjoy the perfect balance of suburban tranquility and urban convenience in Thorncliffe. Don’t miss this opportunity and call for your viewing today!

Built in 1970

Essential Information

MLS® #	A2151010
Price	\$435,500
Sold Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	739
Acres	0.08
Year Built	1970
Type	Residential

Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	6136 Beaver Dam Way Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K4X5

Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad

Interior

Interior Features	Separate Entrance, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 14th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

2% Realty

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