

\$544,900 - 12 Beaver Dam Place Ne, Calgary

MLS® #A2160241

\$544,900

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.09 Acres

Thornccliffe, Calgary, Alberta

First-time home buyers and Investors Alert!!!
Check our 3D Virtual tour. This spacious Duplex, almost 2,000 sq ft finished area, bi-level style with huge bright windows for both upper suite and lower-illegal suite, generates juicy rental cash flow for investor or offers great mortgage helper to 1st-time home buyer who wants to live up and rent down. The upper unit was rented at \$1850, lower at \$1650, and double garage at \$400, tenants paid their own utilities, that is \$3900 per month or \$46800 per year in total. There are lots of remarkable upgrades, including new laundry center, new dishwasher at the upper suite, and newly upgraded kitchen at the lower suite, plus a new high-efficiency furnace. This definitely won't last long.

Built in 1973

Essential Information

MLS® #	A2160241
Price	\$544,900
Sold Price	\$531,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.09
Year Built	1973
Type	Residential



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

Community Information

Address	12 Beaver Dam Place Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4X3

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Garage Faces Rear, Insulated, Oversized, Side By Side

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Landscaped, Level, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 24th, 2024
Date Sold	September 6th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office CP Realty Calgary Pros

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