

# \$525,000 - 12a Beaver Dam Place Ne, Calgary

MLS® #A2164122

## \$525,000

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.10 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, tenants paid their own utilities, that is \$3500 per month or \$42,000 per year in total. There are upgrades, including newer updated kitchen at the lower-illegal suite, plus a newer high-efficiency furnace. This definitely won't last long.

Built in 1973

## Essential Information

MLS® #	A2164122
Price	\$525,000
Sold Price	\$518,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side



Status	Sold
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### Community Information

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

### Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Electric Range, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Garden, Private Yard, Balcony, Playground, Storage
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Back Lane, Few Trees, Garden, Irregular Lot, Lawn
Roof	Asphalt/Gravel, Flat
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 9th, 2024
Date Sold	October 30th, 2024
Days on Market	51
Zoning	R-C2
HOA Fees	0.00

### Listing Details

Listing Office	CP Realty Calgary Pros
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