

**16 Beaver Dam Place NE**  
**Calgary, Alberta**

**MLS # A2269615**



**\$825,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** 3 Fridges, 4 stoves, 1 dishwasher, 2 dryers, 2 washers, 1 microwave, 1 bar fridge, storage shed on unit 16A side

**\*\* Open House 2:30-4:30pm Sat 15th at unit 16A\*\*** Terrific Side-by-Side Duplex Backing onto a Park! Nestled on a quiet cul-de-sac, this spacious duplex sits on a large lot and offers excellent income potential. The property features two side-by-side units plus one illegal basement suite, along with an oversized 27' x 22' double garage that has been divided for secure parking on each side—ideal for generating additional cash flow. Each main floor offers 741 sq. ft. with 2 bedrooms and a 4-piece bathroom. The 16A illegal basement suite includes 2 bedrooms, a comfortable living area, full kitchenette, and a 3-piece bath. Both upper and lower levels are equipped with their own washer and dryer for added convenience. Side 16 can easily be reconfigured, as the basement already includes a kitchenette and there's existing plumbing on the main floor to add laundry—simply install a door to create two private spaces (see floorplans for details). The backyard backs directly onto a large park and also offers lane access to the garage. This is an amazing investment opportunity with multiple rental options and strong long-term potential!