

# \$619,000 - 6226 Beaver Dam Way Ne, Calgary

MLS® #A2192839

**\$619,000**

6 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0.10 Acres

Thornccliffe, Calgary, Alberta

PASSIVE INCOME. PASSIVE INCOME.  
PASSIVE INCOME. LEGAL SUITE | RC-2  
ZONING | SEPARATE UTILITIES. This  
move-in-ready home on a 4,360 sqft lot offers  
unbeatable rental income potential. The legal  
secondary suite (#7935) is fully approved,  
saving you time and hassle. Both units have  
separate entrances, electrical panels, water  
tanks, furnaces, kitchens, washers, dryers,  
and dishwashers, allowing tenants to control  
their own utilities. Soundproof insulation  
ensures privacy, and all major upgrades were  
completed in late 2022. Plus, there's room to  
build an oversized double garage (subject to  
city approval). A rare investment  
opportunityâ€™donâ€™t miss out!



Built in 1973

## Essential Information

MLS® #	A2192839
Price	\$619,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level

Status	Active
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## Community Information

Address	6226 Beaver Dam Way Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3W7

## Amenities

Parking Spaces	5
Parking	Off Street

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Membrane
Construction	Wood Frame, Metal Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 5th, 2025
Days on Market	73
Zoning	R-C2

## Listing Details

Listing Office	Homecare Realty Ltd.
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