



6136 Beaver Dam Way Calgary Alberta

\$435,500

****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 Bathroom*** Combining 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 ...

Bedroom 9.17 Ft x 10.00 Ft
 Laundry room 14.58 Ft x 17.50 Ft
 Bedroom 8.58 Ft x 14.00 Ft
 4pc Bathroom 5.00 Ft x 6.92 Ft
 Primary Bedroom 15.25 Ft x 14.58 Ft

Living room 9.42 Ft x 13.08 Ft
 Other 3.83 Ft x 6.75 Ft
 3pc Bathroom 5.08 Ft x 10.33 Ft
 Other 9.75 Ft x 17.17 Ft

Listing Presented By:



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