



# 6226 Beaver Dam Way Calgary Alberta

\$649,000

Perfect for passive income! | \$3349+utilities monthly income | Prime investment property | Legal secondary suite registered with the City of Calgary (Sticker #7935) | 2,037.20 sqft finished area | Rare, large lot of 4,360 sq. ft. | 2022 Upgrades: separate entrances, water tanks, furnaces, thermostats, electrical panels, new windows, vinyl plank flooring, updated washroom, kitchen, and laundry facilities | Main floor tenant pays \$1849+50% utilities (lease ends March 31, 2025) | Option for new owner to assume tenant or give a 90-day vacate notice | Basement tenants pay \$1500 + 50% utilities per month (month-to-month lease) | Both suites feature: dishwasher, washer, dryer, range, range hood, refrigerator, washroom, and separate entrance | Independent control over water and heat with separate water tanks, furnaces, and electrical panels | 4 to 5 off-street gravel parking stalls in the backyard | Ideal for investors, first-time homebuyers to live upstairs and rent out the basement, or out-of-province investors looking for a ready-to-produce income stream investment property | Don't miss this unique opportunity! (id:6769)

Living room 11.33 Ft x 20.50 Ft

Kitchen 10.33 Ft x 10.08 Ft

Dining room 10.33 Ft x 7.00 Ft

Primary Bedroom 11.33 Ft x 10.25 Ft

Bedroom 7.92 Ft x 13.33 Ft

Bedroom 10.33 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca