



## 12 Beaver Dam Place Calgary Alberta

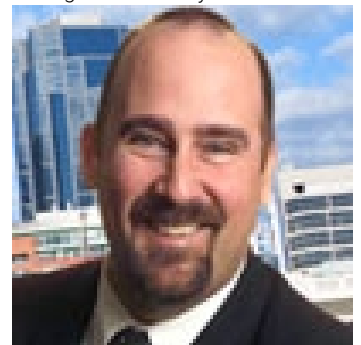
\$528,000

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. (id:6769)

4pc Bathroom 9.00 Ft x 7.33 Ft  
Bedroom 12.33 Ft x 13.17 Ft  
Bedroom 9.00 Ft x 13.17 Ft  
Kitchen 9.33 Ft x 10.92 Ft  
Living room 12.42 Ft x 24.92 Ft  
Furnace 9.00 Ft x 9.08 Ft  
4pc Bathroom 8.67 Ft x 8.00 Ft

Bedroom 9.00 Ft x 11.58 Ft  
Dining room 9.92 Ft x 9.00 Ft  
Kitchen 9.50 Ft x 12.50 Ft  
Living room 12.42 Ft x 20.83 Ft  
Primary Bedroom 13.00 Ft x 11.58 Ft  
Laundry room 3.00 Ft x 2.50 Ft

Listing Presented By:



Originally Listed by:  
CP Realty Calgary Pros

<https://cp-realty.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca