



16 Beaver Dam Place Calgary Alberta

\$825,000

**** 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! (id:6769)

Family room 10.42 Ft x 13.25 Ft

Kitchen 8.00 Ft x 7.17 Ft

3pc Bathroom 4.50 Ft x 7.08 Ft

Bedroom 8.50 Ft x 10.33 Ft

Bedroom 9.42 Ft x 10.25 Ft

Family room 10.42 Ft x 12.33 Ft

4pc Bathroom 7.08 Ft x 5.00 Ft

Bedroom 18.17 Ft x 10.33 Ft

Kitchen 7.83 Ft x 7.25 Ft

Other 3.92 Ft x 6.42 Ft

Living room 10.75 Ft x 14.92 Ft

Dining room 8.50 Ft x 7.92 Ft

Kitchen 8.17 Ft x 9.25 Ft

Laundry room 2.25 Ft x 3.00 Ft

4pc Bathroom 6.92 Ft x 5.00 Ft

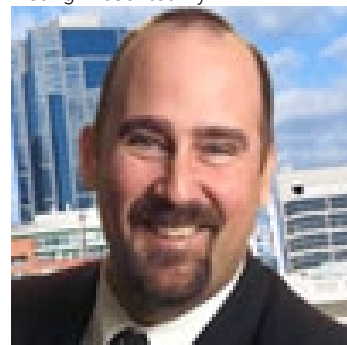
Primary Bedroom 10.50 Ft x 10.83 Ft

Bedroom 8.42 Ft x 11.83 Ft

Other 3.92 Ft x 6.33 Ft

Living room 10.67 Ft x 15.00 Ft

Listing Presented By:



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