

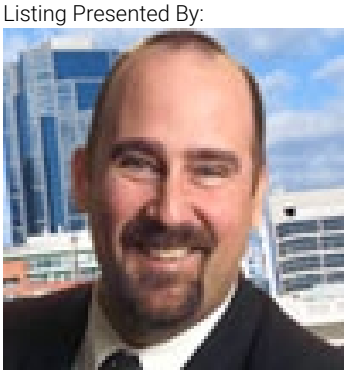
6207 Beaver Dam Way Calgary Alberta

$325,000

INVESTOR ALERT OR FIRST-TIME BUYER GEM! Welcome to an exceptional opportunity to own a 2-bedroom, 1.5-bathroom duplex with NO CONDO FEES! Offering incredible potential, versatility and value, this property is ideally suited for savvy investors, first-time buyers or anyone looking to build equity through thoughtful improvements. In original condition, this home presents a fantastic opportunity to renovate, personalize and make it your own. The flexible floor plan also offers the potential to reconfigure the main floor back into two bedrooms, providing additional options to suit your needs. Outside, enjoy a sunny west-facing backyard with plenty of room to create a beautiful garden or inviting outdoor retreat, along with the convenience of a single detached garage. Ideally located just minutes from public transit, with quick access to Deerfoot Trail, approximately nine minutes to Calgary International Airport and a short drive to shopping, schools and everyday amenities. Whether you're looking to expand your investment portfolio or take your first step into homeownership, this is an outstanding opportunity to unlock a property's full potential without the added expense of condo fees. Bring your vision and make it your own! Book your showing today! (id:6769)

2pc Bathroom 4.58 Ft x 5.92 Ft
Bedroom 9.33 Ft x 10.42 Ft
Recreational, Games room 10.75 Ft x 16.75 Ft
Furnace 21.00 Ft x 10.42 Ft
4pc Bathroom 5.92 Ft x 6.58 Ft
Bedroom 9.33 Ft x 13.67 Ft
Dining room 9.33 Ft x 8.25 Ft
Kitchen 11.58 Ft x 10.08 Ft
Living room 11.67 Ft x 14.08 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://www.centralcalgary.com/

RE/MAX Realty Professionals

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