

\$850,000 - 16 Beaver Dam Place Ne, Calgary

MLS® #A2269615

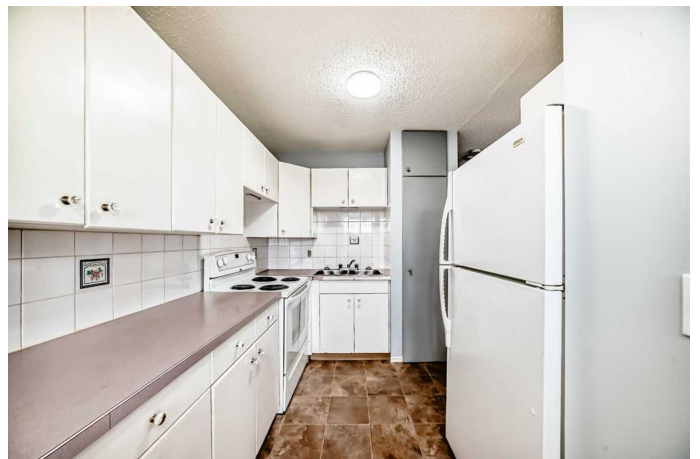
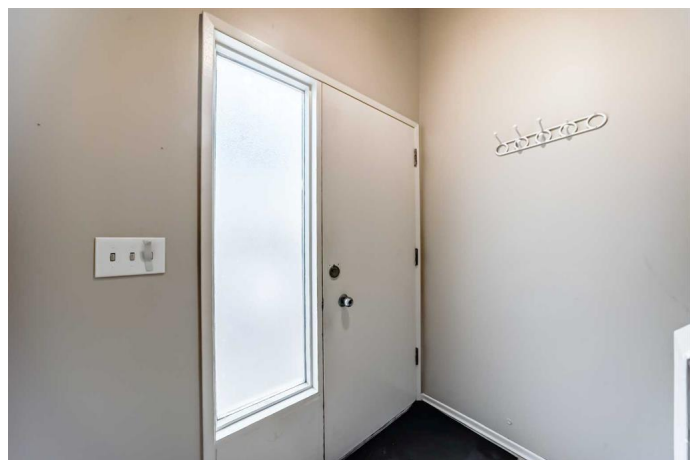
\$850,000

7 Bedroom, 4.00 Bathroom, 1,483 sqft

Residential on 0.16 Acres

Thornccliffe, Calgary, Alberta

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!



Built in 1971

Essential Information

MLS® # A2269615

Price \$850,000

Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,483
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	16 Beaver Dam Place Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4X3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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