

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

MLS® #A2269615

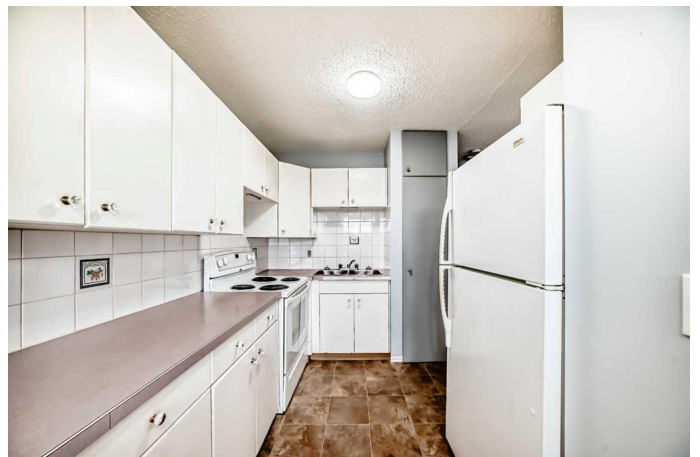
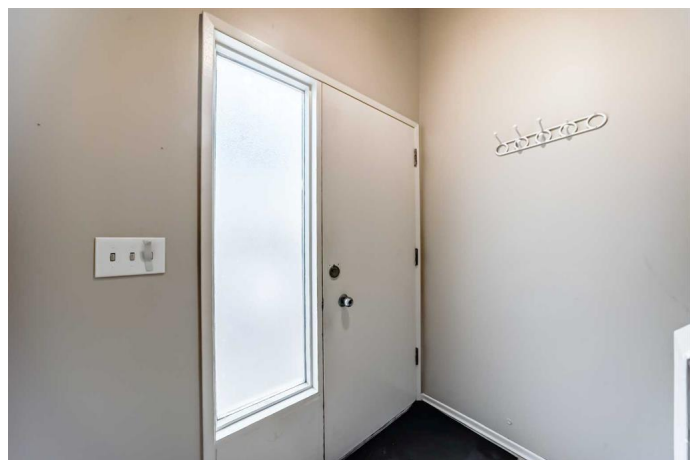
**\$850,000**

7 Bedroom, 4.00 Bathroom, 1,483 sqft

Residential on 0.16 Acres

Thornccliffe, Calgary, Alberta

**\*\* 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!



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 | 12                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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