



GRASSROOTS
REALTY GROUP

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**49 Beacham Way NW
Calgary, Alberta**

MLS # A2283200



\$529,000

Division: Beddington Heights

Type: Residential/Duplex

Style: Attached-Side by Side, Bi-Level

Size: 1,177 sq.ft. **Age:** 1979 (47 yrs old)

Beds: 4 **Baths:** 3

Garage: Single Garage Attached

Lot Size: 0.06 Acre

Lot Feat: Landscaped, Rectangular Lot, Sloped

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: N/A

An exceptional opportunity for investors and owner-occupiers alike: this property features two fully independent suites, each with its own entrance, laundry, and complete separation—ideal for generating immediate rental income with strong potential for future growth. The main floor offers a bright, spacious layout with three well-sized bedrooms, making it highly desirable for families seeking comfort and functionality. It is currently leased under an active rental agreement, providing stable income from day one. The legal walkout basement suite is a standout asset, offering abundant natural light, a generous bedroom, a full kitchen, private laundry, and direct access to a designated parking pad located off the rear alley—an attractive and practical feature for tenants in this area. Both suites enjoy independent laundry facilities, private entrances, and complete autonomy, ensuring minimal interaction between occupants and maximizing rental appeal. The walkout design enhances livability and opens the door to even stronger rental performance. Whether you're seeking a reliable investment property, a home with built-in income support, or a flexible living arrangement where you can occupy one suite and rent the other, this property delivers versatility, stability, and long-term value.