



**6226 Beaver Dam Way NE  
Calgary, Alberta**

**MLS # A2192839**



**\$619,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home		

**Inclusions:** basement dishwasher, basement range, basement range hood, basement refrigerator, basement washer/dryer, basement window coverings

PASSIVE INCOME. PASSIVE INCOME. PASSIVE INCOME. LEGAL SUITE | RC-2 ZONING | SEPARATE UTILITIES. This move-in-ready home on a 4,360 sqft lot offers unbeatable rental income potential. The legal secondary suite (#7935) is fully approved, saving you time and hassle. Both units have separate entrances, electrical panels, water tanks, furnaces, kitchens, washers, dryers, and dishwashers, allowing tenants to control their own utilities. Soundproof insulation ensures privacy, and all major upgrades were completed in late 2022. Plus, there's room to build an oversized double garage (subject to city approval). A rare investment opportunity—don't miss out!