

# \$619,000 - 6226 Beaver Dam Way Ne, Calgary

MLS® #A2192839

**\$619,000**

6 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0.10 Acres

Thornccliffe, Calgary, Alberta

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  
opportunityâ€™ donâ€™t miss out!



Built in 1973

## Essential Information

MLS® #	A2192839
Price	\$619,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level

Status Active

### Community Information

Address 6226 Beaver Dam Way Ne  
Subdivision Thorncliffe  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2K 3W7

### Amenities

Parking Spaces 5  
Parking Off Street

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home  
Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplaces None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Private Entrance  
Lot Description Back Lane, Back Yard, Pie Shaped Lot  
Roof Membrane  
Construction Wood Frame, Metal Siding, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed February 5th, 2025  
Days on Market 72  
Zoning R-C2

### Listing Details

Listing Office Homecare Realty Ltd.

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