



\$ 325,000.00

## 6228 BEAVER DAM WAY NE CALGARY

<https://paulbrinton.com>

CALLING ALL FIRST-TIME HOME BUYERS & INVESTORS! A no condo fee, 1500+ sq feet duplex, welcome 6228 Beaver Dam Way NE is a 6 bedroom, 2 full bathroom, semi-detached family home in the desirable community of Thorncliffe. A spacious bi-level layout suitable for a live up & rent down, small...

- 6 beds
- 2 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bi-Level, Side by Side

**MLS ® #:** A1160434

**Type:** Semi Detached

**Bedrooms:** 6

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-30 18:07:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/11/21

**Lot size:** 3606 sq ft

**Year built:** 1973

**Parking:** Off Street

## PROPERTY FEATURES

**Total Parking:** 1

**Community Features:** Park,Schools  
Nearby,Playground,Pool,Sidewalks,Street  
Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bookcases,Closet  
Organizers,No Smoking Home,Storage,Vinyl  
Windows,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet,Laminate

**Exterior Features:** Lighting,Private  
Entrance,Private Yard

**District:** CAL Zone N

**Inclusions:** N/A

**Lot Features:** Back Yard,Lawn

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Crawl Space, Finished, Full

**Laundry features:** In Basement, In Unit

**Levels:** Bi-Level

**Zoning:** R-C2



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Metal Siding  
,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Electric Stove,Range  
Hood,Refrigerator,Washer/Dryer

**Subdivision Name:** Thorncliffe

**Lot Size Acres:** 0.08

**List Price Square Foot:** \$ 322.20

**Photo Count:** 24

**Unit Exposure:** SE

**Suite:** No

**Frontage Metres:** 36.25M 118`11"

**Living Area SF:** 1008.70

**Structure Type:** Duplex

**Restrictions:** None Known

