

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

MLS® #A2214823

## \$619,000

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

Thornccliffe, Calgary, Alberta

An exceptional opportunity for investors, extended families, or savvy buyers seeking a move-in-ready property with a fully legal secondary suite, separate utilities, and significant long-term value. Offering a rare combination of space, updates, income potential, and redevelopment flexibility.

### PROPERTY HIGHLIGHTS:

- â€¢ South-facing property with excellent natural light from east and south-facing windows.
- o 2,037.2 sqft total developed area.
- o 1,059 sqft main floor.
- o 978.2 sqft basement suite.
- â€¢ RC-2 zoning allows for secondary suites and potential redevelopment (subject to City of Calgary approval).
- â€¢ Large 4,360 sqft lot, above average for a half duplex.

### LEGAL SECONDARY SUITE (#7935):

- â€¢ Fully permitted and city-registered legal basement suiteâ€”streamlined compliance for rental use.
- â€¢ Separate entrances for both units.
- â€¢ The property includes:
  - o 2 Kitchens
  - o 2 Bathrooms
  - o 2 Furnaces
  - o 2 Hot water tanks
  - o 2 Electrical panels
  - o 2 Washers and dryers
- â€¢ Soundproof insulation between main and



lower units.  
â€¢ Designed for independent livingâ€”ideal for multi-generational households or consistent rental income.

RENOVATIONS & UPGRADES:

- â€¢ Main floor flooring replaced (2022).
- â€¢ Basement kitchen added (2023).
- â€¢ Basement windows replaced (2023).
- â€¢ Basement flooring added (2023).
- â€¢ Additional electrical panels (2023)
- â€¢ Additional furnace installed (2023).
- â€¢ Additional Hot water tank installed (2023).
- â€¢ Fence replaced (2023).
- â€¢ Gravel parking pad added (2024).

PARKING & FUTURE DEVELOPMENT  
POTENTIAL:

- â€¢ Spacious backyard with potential to build an oversized double garage or garage suite (subject to City approval).
- â€¢ Rear gravel parking pad accommodates up to 5 standard vehicles.
- â€¢ Additional on-street parking available at the front.

HIGH CASH FLOW OPPORTUNITY:

- â€¢ Functional dual-income layout with separate electricity billsâ€”enhancing tenant independence and reducing management complexity.
- â€¢ Estimated gross rental income potential: \$3,500+/month plus utilities.
- â€¢ No major mechanical upgrades requiredâ€”key systems replaced as recently as 2023â€”2024.

Built in 1973

Essential Information

MLS® #	A2214823
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, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information



Date Listed	April 24th, 2025
Days on Market	9
Zoning	R-C2

**Listing Details**

Listing Office	Homecare Realty Ltd.
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