

\$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:

• 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.

• RC-2 zoning allows for secondary suites and potential redevelopment (subject to City of Calgary approval).

• Large 4,360 sqft lot, above average for a half duplex.

LEGAL SECONDARY SUITE (#7935):

• Fully permitted and city-registered legal basement suite—streamlined compliance for rental use.

• Separate entrances for both units.

• 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

• 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	Kitchen Island, No Smoking Home, Ceiling Fan(s), Laminate Counters
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	Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information



Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-C2

Listing Details

Listing Office	Homecare Realty Ltd.
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