

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

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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.  
 • Designed for independent living”ideal for multi-generational households or consistent rental income.

RENOVATIONS & UPGRADES:  
 • Main floor flooring replaced (2022).  
 • Basement kitchen added (2023).  
 • Basement windows replaced (2023).  
 • Basement flooring added (2023).  
 • Additional electrical panels (2023)  
 • Additional furnace installed (2023).  
 • Additional Hot water tank installed (2023).  
 • Fence replaced (2023).  
 • Gravel parking pad added (2024).

PARKING & FUTURE DEVELOPMENT POTENTIAL:  
 • Spacious backyard with potential to build an oversized double garage or garage suite (subject to City approval).  
 • Rear gravel parking pad accommodates up to 5 standard vehicles.  
 • Additional on-street parking available at the front.

HIGH CASH FLOW OPPORTUNITY:  
 • Functional dual-income layout with separate electricity bills”enhancing tenant independence and reducing management complexity.  
 • Estimated gross rental income potential: \$3,500+/month plus utilities.  
 • No major mechanical upgrades required”key systems replaced as recently as 2023”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 | 12               |
| Zoning         | R-C2             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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