

10A Beaver Dam Place NE
Calgary, Alberta

MLS # A2175352



\$519,000

Division:	Thornccliffe		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	707 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

NEWLY RENOVATED DUPLEX | 4 BEDS | 2 BATHS | DBL DET GARAGE | SEPARATE ENTRANCES - KITCHEN & LAUNDRY!
 Welcome to this NEWLY RENOVATED bi-level duplex located in the quiet community of Thornccliffe. This home features two separate living spaces, featuring four good-sized bedrooms—two on the upper level and two on the lower level—this home provides ample room for everyone. Each level also includes a fully updated bathroom for convenience. Both levels have their own entrances, kitchens, and laundry facilities, enhancing privacy and practicality. The kitchens are equipped with updated cabinets and are open concept to really utilize the space. Vinyl plank flooring throughout along with natural light really brighten up the whole house. Outside, you'll find a large deck and backyard, perfect for summer and family gatherings. The property includes a spacious double detached garage at the back. Situated in a peaceful cul-de-sac, the location is unbeatable—close to a variety of amenities including schools, parks, shopping, restaurants, and more. Deerfoot, McKnight, and public transportation are easily accessible, making commuting a breeze. Don't miss the opportunity to own this newly renovated duplex in Thornccliffe. Contact your favourite agent today!