

**705 Tavender Road NW**  
**Calgary, Alberta**

**MLS # A2210830**



**\$409,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	525 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Heated Driveway, Insulated, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

WELCOME TO 705 TAVENDER ROAD NW — A PRIME OPPORTUNITY FOR THE RIGHT BUYER TO BUILD IMMEDIATE EQUITY. This charming bi-level is located on a quiet street in the established community of Thorncliffe and offers an ideal setup for investors, renovators, or first-time buyers looking to put their own stamp on a home. With NO CONDO FEES and a generous lot that BACKS ONTO GREEN SPACE, this is a rare find at this price point. Inside, the layout features hardwood and tile flooring on the main, a vaulted kitchen ceiling with loads of potential, and a fully finished basement with two good-sized bedrooms. The PRIVATE BACKYARD offers excellent space to relax, garden, or eventually customize to your liking. What truly sets this home apart is the OVERSIZED DOUBLE GARAGE — nearly 24' x 20', fully insulated, drywalled, powered with 220V, and heated with an efficient electric heater. Whether you're a hobbyist, car enthusiast, or need serious workspace, this garage is a standout feature. All of this in a location just minutes from schools, shopping, and major routes — a smart buy in today's market.