



GRASSROOTS
REALTY GROUP

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412 Tavender Road NW
Calgary, Alberta

MLS # A2255261



\$627,500

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Off Street, Oversized, P		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

Welcome to this bright and inviting 4-bedroom, 2-bath bungalow in a mature NW Calgary neighbourhood. The spacious living room greets you with beautifully maintained hardwood floors and oversized windows that fill the space with natural light. The cheerful kitchen offers plenty of cabinet and counter space, making everyday meals and weekend gatherings a breeze. Three comfortable bedrooms and a full bath complete the main level, all designed to give you a move-in ready feel with room to add your own touches. Downstairs, the fully finished lower level provides a generous family room for movie nights, a cozy office nook, a fourth bedroom, and a second full bathroom. With its layout and separate entry potential, this level is easily suited for in-laws, guests, or even rental income. Step outside to enjoy your private fenced yard and oversized double garage—insulated and heated for year-round comfort and storage. Located within walking distance of schools, shopping, and transit, this home offers everyday ease and long-term flexibility. Book your showing today. Let's make YOUR dreams Reality!