



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

705 Tavender Road NW
Calgary, Alberta

MLS # A2210830



\$425,000

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

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

Inclusions: N/A

****Open House this Saturday, April 19th from 11:30AM to 3:30PM** 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.