



GRASSROOTS
REALTY GROUP

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627 Tavender Road NW
Calgary, Alberta

MLS # A2213021



\$624,999

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

INVESTOR GEM | BIGGER LOT | WALKOUT BASEMENT | RECENT UPGRADES | TRIPLE GARAGE This property is full of potential! You can move in, rent it out, renovate to increase rental income, or even share the space with a tenant. Sitting on a large 50x120 R-CG lot, it also offers future development options—like building multi-unit townhomes or front/back duplexes, each with a secondary suite (check with the City for details). This bungalow has over 1,240 sq ft on the main floor with 4 bedrooms and 2.5 bathrooms, including a private 2-piece ensuite in the primary bedroom. The walkout basement adds 770+ sq ft with 1 bedroom, kitchen, dining space, and a large rec room—great for extra income or extended family. Recent updates include: New roof (2023) on the house and garage New flooring (2023) New water tank (2023) Updated appliances: upstairs fridge, oven, dishwasher, hood fan, and basement fridge Newer washer and dryer Outside, you'll find a single attached garage, long front driveway, an oversized detached garage, and RV parking with back-alley access—perfect for extra parking or storage. Great location close to schools like Colonel Sanders (Gr 1–4), Sir John A. Macdonald Middle School, John G. Diefenbaker High, Highwood School (Mandarin Bilingual), and North Haven Elementary. Plus, you're minutes from Nose Hill Park, Confluence Park, West Nose Creek, Confederation Park, and all your everyday amenities.