

# \$394,000 - 705 Tavender Road Nw, Calgary

MLS® #A2210830

**\$394,000**

2 Bedroom, 1.00 Bathroom, 525 sqft

Residential on 0.09 Acres

Thornccliffe, Calgary, Alberta

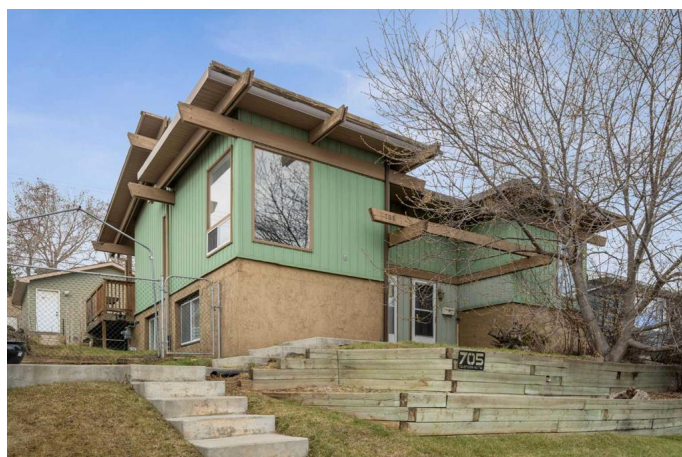
WELCOME TO 705 TAVENDER ROAD NW  
â€” A PRIME OPPORTUNITY FOR THE  
RIGHT BUYER TO BUILD IMMEDIATE  
EQUITY. This bi-level is located on a quiet  
street in the established community of  
Thornccliffe and offers an ideal setup for  
investors, renovators, or first-time buyers  
looking to put their own 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 â€” nearly  
24â€™™ x 20â€™™, 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 â€” a  
smart buy in todayâ€™™s market.

Built in 1972

## Essential Information

MLS® #                   A2210830

Price                     \$394,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	525
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	705 Tavender Road Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3M5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized, Heated Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Laminate Counters, Separate Entrance, Storage
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	30
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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