

\$1,179,000 - 739 Tavender Road Nw, Calgary

MLS® #A2219521

\$1,179,000

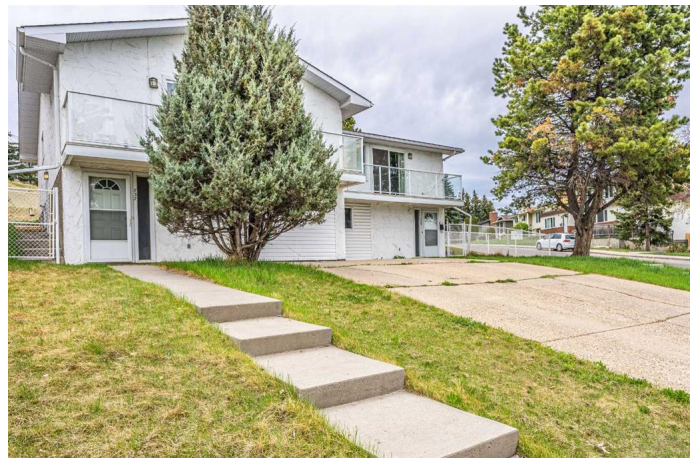
11 Bedroom, 5.00 Bathroom, 2,056 sqft

Residential on 0.20 Acres

Thornccliffe, Calgary, Alberta

0.2 Acre Huge corner R-CGLot with wide and open city view to the east. Great location, great potential, great revenue! Full DUPLEX ON ONE TITLE! 737 & 739 Tavender Rd NW.

Offers 11 bedrooms (3 huge bedrooms in the lower level, 2 of them with 3 pc en-suite bathrooms), 5 full bathrooms, for suites (2 in the lower level is illegal) .This amazing cash cow property is fully renovated since 2007 until now. with new floor, new paint, 2 new bathrooms in the basement. 2 new kitchenette in the basement illegal suite. Both sides are identical floor plans but reversed. All cabinets stripped and stained, light fixtures updated. ALL WINDOWS AND DOORS (INTERIOR & EXTERIOR) HAVE BEEN REPLACED including vinyl patio doors. ROOF IN 2016. All soffits, fascia and eavestroughs replaced w/maintenance free. Both FURNACES REPLACED WITH MID EFFICIENCY. Both hot water tanks replaced in Feb 2019. All appliances on main floor are newer. Brand new 3 sets of washer/dryer in one, 2 refrigerators, inductive cook-top on the 737 side lower level illegal suite. Both balconies have newer glass and metal railing, maintenance free vinyl flooring and offer great open views. Perfect corner location on a quiet street with HUGE PIE SHAPED YARD fully fenced w/maintenance free fencing. Close to Diefen Baker High school (IB program), John A Mcdonal School, FFCA, TLC, Thornccliffe Elementry School Nose Hill Park etc. Thornhill recreation centre and shopping centre, and



future green line station. 15 minutes to Downtown , airport. Unbeatable location and potential.

Built in 1970

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2219521 |
| Price | \$1,179,000 |
| Bedrooms | 11 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 2,056 |
| Acres | 0.20 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 739 Tavender Road Nw |
| Subdivision | Thornccliffe |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 3R2 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 4 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Range, Electric Stove, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Pie Shaped Lot, Sloped Down, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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