

# \$1,099,999 - 739 Tavender Road Nw, Calgary

MLS® #A2219521

**\$1,099,999**

11 Bedroom, 5.00 Bathroom, 2,056 sqft

Residential on 0.20 Acres

Thornccliffe, Calgary, Alberta

OPEN HOUSE Sunday July 6th 2-4PM! 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	\$1,099,999
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	101
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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