

# \$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 | Thorncliffe          |
| 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 | 96            |
| Zoning         | R-CG          |

## Listing Details

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

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