

# \$624,999 - 627 Tavender Road Nw, Calgary

MLS® #A2213021

**\$624,999**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

**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 optionsâ€™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 roomâ€™great for extra income or extended family.

Recent updates include:

New roof (2023) on the house and garage

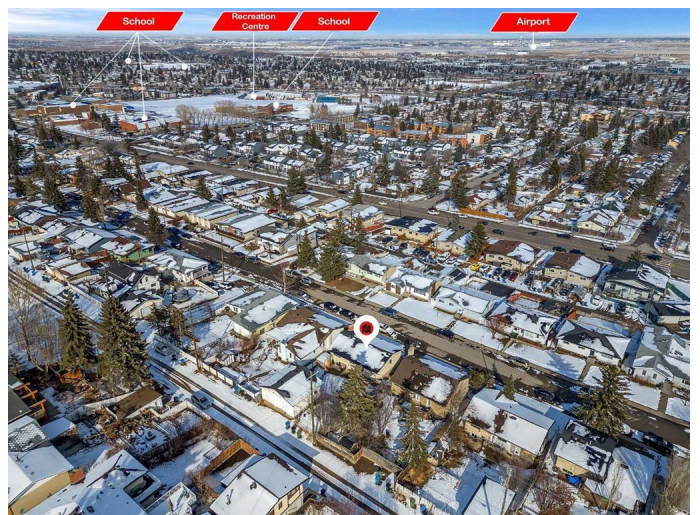
New flooring (2023)

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 accessâ€”perfect for extra parking or storage.

Great location close to schools like Colonel Sanders (Gr 1â€“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.

Built in 1965

**Essential Information**

MLS® #	A2213021
Price	\$624,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	627 Tavender Road Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K3M5

**Amenities**

Parking Spaces	3
----------------	---

Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Lane, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.