

424 Tavender Road NW  
Calgary, Alberta

MLS # A2285325



## \$495,000

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage		

**Inclusions:** N/A

Welcome to 424 Tavender Road NW, a promising value-add bungalow located in the established community of Thorncliffe. Offering over 2,000 square feet of total living space, this property presents a solid opportunity for investors looking to renovate, improve, and unlock long-term value. There is a brand new furnace and an updated hot water tank. The main level features a 3-bedroom layout, while the basement includes a 1-bedroom illegal suite with separate entrance and it's own bathroom, providing excellent potential for future rental income. With it's solid design and functional separation of living spaces, the home lends itself well to a variety of renovation and income strategies. The garage has a recently updated electrical panel with 220 volts. Situated on a quiet residential street close to schools, parks, transit, and major commuter routes, this property is located in a neighbourhood with consistent rental demand and strong investor interest. With updates and vision, this home offers the chance to maximize both usability and return in a well-connected location. An ideal project for investors or renovators seeking an opportunity with great income potential in an established inner-city community.