

# \$627,500 - 412 Tavender Road Nw, Calgary

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MLS® #A2255261

## \$627,500

4 Bedroom, 2.00 Bathroom, 1,069 sqft  
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Welcome to this bright and inviting 4-bedroom, 2-bath bungalow in a mature NW Calgary neighbourhood. The spacious living room greets you with beautifully maintained hardwood floors and oversized windows that fill the space with natural light. The cheerful kitchen offers plenty of cabinet and counter space, making everyday meals and weekend gatherings a breeze.

Three comfortable bedrooms and a full bath complete the main level, all designed to give you a move-in ready feel with room to add your own touches.

Downstairs, the fully finished lower level provides a generous family room for movie nights, a cozy office nook, a fourth bedroom, and a second full bathroom. With its layout and separate entry potential, this level is easily suited for in-laws, guests, or even rental income.

Step outside to enjoy your private fenced yard and oversized double garage—insulated and heated for year-round comfort and storage. Located within walking distance of schools, shopping, and transit, this home offers everyday ease and long-term flexibility.

Book your showing today. Let's make YOUR dreams a reality!

Built in 1957



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255261    |
| Price          | \$627,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,069       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412 Tavender Road Nw |
| Subdivision | Thorncliffe          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K3M2               |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                       |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                                       |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Fire Pit |
|-------------------|----------|

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                                                         |
| Construction    | Stucco, Wood Frame, Wood Siding                                         |
| Foundation      | Poured Concrete                                                         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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