

**627 Tavender Road NW
Calgary, Alberta**

MLS # A2208159



\$639,999

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, No Neighbours Behind		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

Charming Well-Kept Bungalow with Oversized Garage & Reverse Walkout Basement! This beautifully maintained bungalow offers the perfect blend of comfort and convenience. Featuring 3 spacious bedrooms on the main floor, a reverse walkout basement with a family room, additional bedroom, and kitchen, this home is ideal for families or investment opportunities. Enjoy the oversized garage in the back, an additional front garage, and RV parking space—perfect for those needing extra storage. The large yard and balcony provide great outdoor space for relaxation and entertaining. Recent upgrades include a newer roof (2023) on both the main house and detached garage, newer flooring in 2023, a newer water tank (2023), and updated appliances, including an upstairs refrigerator, oven, dishwasher, hood fan, and downstairs refrigerator, along with a newer washer and dryer. Located just minutes from downtown, this home offers easy access to shopping, dining, and amenities while nestled in a peaceful neighbourhood. Don't miss out on this—schedule a viewing today!