



739 Tavender Road Calgary Alberta

\$1,099,999

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 McDonald School, FFCA, TLC, Thorncliffe Elementary 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. (id:6769)

Other 16.83 Ft x 10.92 Ft
Other 16.83 Ft x 101.92 Ft
Bedroom 23.67 Ft x 10.92 Ft
Bedroom 23.50 Ft x 11.17 Ft
Bedroom 9.75 Ft x 10.75 Ft
Bedroom 20.00 Ft x 10.67 Ft
Bedroom 9.83 Ft x 10.67 Ft
3pc Bathroom 10.33 Ft x 5.58 Ft
3pc Bathroom 9.50 Ft x 6.08 Ft

Laundry room 5.75 Ft x 95.00 Ft
Living room 12.93 Ft x 16.77 Ft
Living room 12.93 Ft x 16.77 Ft
Kitchen 9.74 Ft x 10.01 Ft
Kitchen 9.74 Ft x 10.01 Ft
Dining room 8.92 Ft x 10.40 Ft
Dining room 8.92 Ft x 10.40 Ft
Primary Bedroom 9.91 Ft x 10.40 Ft
Primary Bedroom 9.91 Ft x 14.01 Ft

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Listing Presented By:



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