



GRASSROOTS
REALTY GROUP

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92 Governor Drive SW
Calgary, Alberta

MLS # A2234042



\$724,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance		

Inclusions: Wood burning stove in Garage

Welcome to 92 Governor Drive SW, a well-maintained bungalow in the highly sought-after community of Glamorgan. This charming home offers a total of 5 bedrooms and 2 bathrooms, with a separate entrance to an illegal suite—perfect for extended family, students, or rental potential. The main level features 3 spacious bedrooms, a full 4-piece bathroom, and 1,173 sq. ft. of bright, inviting living space. The kitchen offers plenty of cabinet and counter space, ready for your personal touch, and the adjoining dining area makes family meals and gatherings easy. Large windows fill the home with natural light throughout. Downstairs, the fully renovated 997 sq. ft. basement boasts an open floor plan with 2 additional bedrooms, 1 bathroom, kitchen, laundry, and utility room with freezer, and a separate entry for privacy and flexibility. Set on a large, beautifully landscaped corner lot, this property showcases pride of ownership with a small garden, fruit trees, and a double detached garage complete with a cozy wood stove. Extra street parking adds convenience for you and your guests. Located close to Mount Royal University, shopping, parks, and schools, this home is a fantastic opportunity for investors or first-time buyers looking to add value and build equity in a prime location. Don't miss this opportunity to own a very well maintained home with an updated basement in a truly amazing location!!!