



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

89 Governor Drive SW
Calgary, Alberta

MLS # A2234899



\$669,900

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,416 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Rectan		

Heating: Forced Air, Natural Gas

Floors: Hardwood

Roof: Tar/Gravel

Basement: Full, Partially Finished

Exterior: Brick

Foundation: Poured Concrete

Features: Beamed Ceilings, Bookcases, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

This large 1400 sq ft brick bungalow is in original condition and will be a show piece when it has been renovated. Situated on a 60x100ft (the front is 45ft as 15 sq ft is city) corner lot the possibilities for redevelopment are endless. Located in the highly desirable community of Glamorgan within walking distance to all levels of schools including the Glamorgan TLC and Mount Royal University. Close to parks, playgrounds and all other amenities including shopping, public transportation, coffee shops and restaurants. An easy commute downtown and easy access to the ring road. Superior construction and materials went into this home and features vaulted ceilings, cedar beams and hardwood floors. The basement is unfinished awaiting renovation ideas. There are two fireplaces, a wood burning in the basement as well as gas in the living room. The attached single garage could be incorporated into the house with plenty of room to build a double garage in the private, fenced west facing backyard. This is an excellent opportunity to buy a great investment in a great community. Call today for your private viewing!