



## 60 Governor Drive Calgary Alberta

\$675,000

Fantastic building/renovation opportunity on this 55ft X 100ft R-CG lot located on a quiet non-cut through street in the desirable inner city community of Glamorgan. This ideal location is walking distance to three schools including Glamorgan School, Glenbrook School, St Andrew School, as well as Mount Royal University, and also in close proximity to nearby parks, Richmond Square, Westhills, and Signal Hill shopping Centers. This well located bungalow is currently tenant occupied and they would like to stay. With over 1050sq ft on the main floor, this bungalow offers 3 bedrooms up with separate a living room and dining room adjacent to the good sized kitchen and a 4 piece bathroom. The lower level features an additional bedroom, additional full bathroom, den, large rec room, and huge laundry/storage room. The East facing backyard and great location provides an excellent new building option or renovation. Offering the perfect blend of suburban tranquility and urban convenience with quick access to the mountains and all areas of the city from Glenmore Trail and Stony Trail, this property is great value. (id:6769)

3pc Bathroom 9.17 Ft x 7.33 Ft

Bedroom 10.92 Ft x 11.75 Ft

Den 10.92 Ft x 11.17 Ft

Recreational, Games room 14.67 Ft x 24.08 Ft

Furnace 15.83 Ft x 9.83 Ft

4pc Bathroom 6.50 Ft x 7.42 Ft

Bedroom 10.08 Ft x 11.08 Ft

Bedroom 10.17 Ft x 9.67 Ft

Dining room 7.58 Ft x 8.00 Ft

Kitchen 9.08 Ft x 10.08 Ft

Living room 17.75 Ft x 12.58 Ft

Primary Bedroom 11.17 Ft x 12.17 Ft

Listing Presented By:



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