



## 89 Governor Drive Calgary Alberta

\$699,900

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 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! (id:6769)

2pc Bathroom 7.92 Ft x 4.00 Ft

Den 14.42 Ft x 11.17 Ft

Kitchen 19.67 Ft x 15.42 Ft

Living room 15.58 Ft x 15.42 Ft

Dining room 11.83 Ft x 9.83 Ft

Primary Bedroom 15.33 Ft x 10.75 Ft

Bedroom 11.00 Ft x 11.00 Ft

Bedroom 10.92 Ft x 10.83 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

2pc Bathroom 5.25 Ft x 4.25 Ft

Listing Presented By:



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