

# \$699,900 - 89 Governor Drive Sw, Calgary

MLS® #A2234899

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

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!

Built in 1958

## Essential Information

MLS® # A2234899

Price \$699,900



Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,416
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	89 Governor Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Y8

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Beamed Ceilings, Bookcases, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Refrigerator, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Treed, City Lot
Roof	Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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