

**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
Floors:	Carpet, Hardwood, Linoleum, Vinyl
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RCG
Utilities:	-

Inclusions: Wood burning stove in Garage

OPEN HOUSE SUNDAY AUGUST 31st from 12:00-2:00 PM.

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, perfect for extended family, or multi family living. 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. 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 first-time buyers looking to add value and build equity in a prime location for raising a family. Don't miss this opportunity to own a very well maintained home with an updated basement in a truly amazing location!!!