



THE
A-TEAM

**RE/MAX
FIRST**

60 GOVERNOR Drive, Calgary T3E 4Y9

MLS®#: **A2168239**

Area: **Glamorgan**

Listing Date: **10/03/24**

List Price: **\$619,000**

Status: **Active**

County: **Calgary**

Change: **-\$23k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,489 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,053**
Low Sqft:
Ttl Sqft: **1,053**

DOM

48
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 7`5"
Bedroom	Main	10`2" x 9`8"
Kitchen	Main	9`1" x 10`1"
Bedroom - Primary	Main	11`2" x 12`2"
Bedroom	Basement	10`11" x 11`9"
Game Room	Basement	14`8" x 24`1"

Room	Level	Dimensions
Bedroom	Main	10`1" x 11`1"
Dining Room	Main	7`7" x 8`0"
Living Room	Main	17`9" x 12`7"
3pc Bathroom	Basement	9`2" x 7`4"
Den	Basement	10`11" x 11`2"
Furnace/Utility Room	Basement	15`10" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7108HF

Zoning:
R-CG

Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **NA
RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





