

20 Gissing Drive SW  
Calgary, Alberta

MLS # A2237163



\$825,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Glamorgan              |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 4 Level Split          |        |                   |
| Size:     | 1,658 sq.ft.           | Age:   | 1962 (63 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.15 Acre              |        |                   |
| Lot Feat: | Corner Lot             |        |                   |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas         | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl Plank       | Sewer:     | -    |
| Roof:       | Rolled/Hot Mop                  | Condo Fee: | -    |
| Basement:   | Finished, Full                  | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame, Wood Siding | Zoning:    | R-CG |
| Foundation: | Poured Concrete                 | Utilities: | -    |
| Features:   | Breakfast Bar                   |            |      |

Inclusions: N/A

Welcome to this spacious and versatile 4-level split, ideally situated on an oversized corner lot in the highly sought-after community of Glamorgan. With 4 bedrooms and 2.5 bathrooms, this home offers an abundance of space, perfect for families, students, or savvy investors. Situated within walking distance to two public schools, a junior high, and Mount Royal University, this home is ideally located for convenient family living. Step inside to discover a beautifully remodelled kitchen showcasing timeless white cabinetry, stainless steel appliances, and a breakfast bar, all seamlessly connected to the spacious dining area highlighted by striking wood-beamed ceilings. Upstairs, you'll find three generously sized bedrooms, including a bright and airy primary suite complete with a private, oversized balcony—an ideal spot for morning coffee or evening unwinding. The lower level features a welcoming family room, a convenient half bath, and a laundry area with access to the backyard and deck. The fully finished basement adds even more flexibility, offering a fourth bedroom, a full 3-piece bathroom, and a large recreational space—perfect for movie nights, a playroom, or a home office. Step outside to your private oasis: the backyard boasts a custom-built storage shed, beautifully maintained garden beds, and a large grassy area ideal for kids or pets. The expansive deck wraps around a mature tree, offering natural shade and added privacy, creating the perfect setting for outdoor entertaining or relaxing in your own retreat. The property also features a rare double attached garage for added convenience.