

# \$825,000 - 20 Gissing Drive Sw, Calgary

MLS® #A2237163

**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.15 Acres

Glamorgan, Calgary, Alberta

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.

Built in 1962

**Essential Information**

MLS® #	A2237163
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	20 Gissing Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4V7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Rolled/Hot Mop
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	49
Zoning	R-CG

## Listing Details

Listing Office	Nineteen 88 Real Estate
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