

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.