

\$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	69
Zoning	R-CG

Listing Details

Listing Office	Nineteen 88 Real Estate
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