$787,000 - 11 Gissing Drive Sw, Calgary

MLS® #A2201974

$787,000
4 Bedroom, 2.00 Bathroom, 1,619 sqft
Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

This beautifully maintained 3-bedroom home offers over 2,000 square feet of comfortable living space, perfect for families and those who enjoy entertaining. As you enter through the front door, you'll find a cozy sitting area featuring a charming brick-faced fireplace and built-in bookcases, providing a warm welcome. The spaciousness is enhanced by the vaulted beamed ceilings in the living room, with hardwood flooring, which flows seamlessly into a generous dining room adjacent to the kitchen, creating an inviting atmosphere for gatherings. Upstairs, you'll discover three well-appointed bedrooms with hardwood flooring, including a spacious primary bedroom and a full bathroom, perfect for your family's needs. The lower level features an additional bedroom and a convenient 2-piece bathroom located near the mudroom.
In the basement, the recreation room is spacious and versatile, along with a small kitchen and laundry room area. A new high-efficiency furnace was installed just two years ago, ensuring comfort throughout the seasons.
The lot is fully landscaped, featuring a fully fenced, private treed backyard with ample space for a vegetable garden and a large sitting area to accommodate all your outdoor furniture, perfect for enjoying sunny days and warm evenings.
The garage, measuring 22 â€™ x 22â€™, comes equipped with a gas heater (as is) adding convenience during colder months.

Conveniently located near parks, shopping, restaurants, and cafes, this home is within walking distance to public transit and a short stroll to Mount Royal University. The Glenmore Reservoir and various recreational pathways are also nearby, offering numerous opportunities for walking, biking, and enjoying scenic views.
This home is available for immediate possession. Donâ€™t miss out on this incredible opportunity!
Join us for an Open House on Saturday and Sunday from 1:30 to 4:00 p.m. We look forward to welcoming you!

Built in 1961

Essential Information

MLS® #	A2201974
Price	$787,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,619
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	11 Gissing Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4V6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	4

Interior

Interior Features	Beamed Ceilings
Appliances	Electric Range, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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