



**GRASSROOTS**  
REALTY GROUP

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**20 Gissing Drive SW**  
**Calgary, Alberta**

**MLS # A2237163**



**\$849,900**

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

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