

# \$1,199,000 - 23 Gissing Drive Sw, Calgary

MLS® #A2207614

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 2,115 sqft  
Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

| INNER-CITY CHARM | 5 BEDROOMS + MAIN FLOOR OFFICE | OVERSIZED DOUBLE GARAGE | Welcome to this rare opportunity in one of Calgary's established inner-city communities where timeless character meets modern craftsmanship. This beautifully rebuilt Craftsman-style home (2019) offers OVER 3,000 SQ FT OF FINISHED LIVING SPACE, a sunny WEST-FACING BACKYARD, and incredible attention to detail throughout. A charming covered FRONT VERANDA sets the tone, with cedar shake accents, HARDIE BOARD siding, and mature trees lining the quiet street offering both curb appeal and a peaceful lifestyle. Step inside to a warm, inviting living room with gas fireplace and large front windows that fill the space with NATURAL LIGHT. You'll love the rich HARDWOOD FLOORING that flows throughout the entire home, adding warmth and elegance to every space. The formal dining room is perfect for hosting, with FRENCH DOORS opening to the backyard patio and elegant wainscoting for a timeless look. The bright open-concept kitchen is made to impress complete with white shaker cabinetry, QUARTZ countertops, 5 burner GAS COOKTOP, built-in microwave and wall oven, SMART LG THINQ French-door refrigerator, and an ISLAND with eating bar. A PRIVATE MAIN FLOOR OFFICE offers a quiet work-from-home retreat, while an adjacent BRIGHT FLEX SPACE, perfect as a reading nook, kids' study or hobby area, adds



even more versatility. A stylish 2-PC powder room completes the main level. Upstairs, youâ€™ll find 4 spacious bedrooms, a full bathroom, and a convenient UPPER LAUNDRY ROOM (with storage). The primary suite includes double closets and an elegant ensuite with a walk-in shower. Lower level features a large REC SPACE with HOME THEATRE (projector, screen, and theatre seating), a 5th BEDROOM, 2-PC bathroom and GYM (with rubber flooring). Outside, the WEST-FACING backyard will be enjoyed all summer long. OVERSIZED DOUBLE GARAGE (2019). This home was completely rebuilt down to the studs in 2019 with MAJOR UPGRADES including all-new electrical, plumbing, furnace, hot water tank, HRV, Hardie Board siding and upgraded low-E windows. AIR CONDITIONING (2023). Energy-efficient and move-in ready. Located on a QUIET STREET within WALKING DISTANCE to the Glamorgan Community Centre, Mount Royal University, the popular Glamorgan Bakery, A.E. Cross School, and Glamorgan Parkâ€™and just a 10-MIN DRIVE TO DOWNTOWNâ€™this is a truly rare inner-city find with space, updates, and style.

Built in 1962

### **Essential Information**

MLS® #	A2207614
Price	\$1,199,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,115
Acres	0.14
Year Built	1962
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Gissing Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4V6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, See Remarks
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
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Days on Market 6  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX First

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