

11 Gissing Drive SW
Calgary, Alberta

MLS # A2201974



\$787,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,619 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: n/a

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' x 22', 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. Don'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!