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137 Lissington Drive SW  
Calgary, Alberta

MLS # A2188233



**\$979,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Landscaped, Level, Street Lighting, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Jetted Tub, Stone Counters		

**Inclusions:** None

LOCATION, LOCATION, LOCATION! This 50x120 lot provides the perfect opportunity to either move into the updated bungalow or build your dream home. Zoned for multi-unit residential development, it also offers excellent potential for future growth. The true value lies in its versatility. Located in the highly desirable North Glenmore Park, this beautifully renovated home is just a short walk from the park and scenic reservoir paths, offering a perfect balance of outdoor adventure and urban convenience. Plus, you're just minutes away from Marda Loop's vibrant shops and restaurants, and have quick access to Crowchild and Glenmore trails. Recent upgrades include a modernized main bath, refreshed kitchen, and new flooring throughout, making the home feel practically brand new. With an open-concept floor plan bathed in natural light from east and west-facing windows, the space is perfect for both relaxing and entertaining. The main floor features three spacious bedrooms, while the lower level offers two additional bedrooms, a large rec room with a cozy gas fireplace, and plenty of storage. The west-facing backyard boasts a large deck, ideal for summer evenings, along with an insulated, heated oversized double garage. Plus, both the house and garage have brand new roofs! Don't miss the chance to own this beautifully updated home in a prime location!