



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 LISSINGTON Drive, Calgary T3E 5E4**

MLS®#: **A2188233** Area: **North Glenmore Park** Listing Date: **01/23/25** List Price: **\$979,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1959**  
Lot Information  
 Lot Sz Ar: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,098**  
 Low Sqft:  
 Ttl Sqft: **1,098**

DOM

**10**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Landscaped,Level,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Garage Faces Rear,Insulated**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,Jetted Tub,Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`11" x 5`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 10`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`4" x 4`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 19`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`7" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 13`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`8" x 23`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 10`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 13`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`6" x 9`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**3057HP**

Remarks

Pub Rmks: **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!**

Inclusions: **None**  
Property Listed By: **RE/MAX Complete Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















