



## 23 Gissing Drive Calgary Alberta

\$1,199,000

| 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, you'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 DOUB...

Bedroom 18.67 Ft x 10.83 Ft

Recreational, Games room 24.92 Ft x 13.83 Ft

2pc Bathroom 5.50 Ft x 3.83 Ft

Exercise room 12.17 Ft x 10.33 Ft

Storage 6.58 Ft x 4.83 Ft

Den 8.75 Ft x 11.33 Ft

2pc Bathroom 4.75 Ft x 4.83 Ft

Primary Bedroom 13.75 Ft x 16.17 Ft

3pc Bathroom 9.67 Ft x 6.33 Ft

Bedroom 11.33 Ft x 11.33 Ft

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**Furnace** 15.33 Ft x 10.75 Ft  
**Kitchen** 16.25 Ft x 11.33 Ft  
**Living room** 17.25 Ft x 15.00 Ft  
**Dining room** 13.25 Ft x 11.33 Ft  
**Office** 10.00 Ft x 11.50 Ft

**Bedroom** 13.25 Ft x 11.67 Ft  
**Bedroom** 11.33 Ft x 11.67 Ft  
**Laundry room** 6.67 Ft x 11.33 Ft  
**5pc Bathroom** 7.92 Ft x 11.33 Ft