38 Lissington Drive SW

Calgary | Active | MLS® A2345773

$1,474,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2007**	**2,639.44 sq. ft.**

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Listed by RE/MAX Realty Professionals

A closer look

Outstanding location on a 50-ft lot just steps from North Glenmore Athletic Park, set on a mature tree-lined street surrounded by several newer builds with values approaching $3M. Great value (priced well below replacement cost!) This spacious home offers over 3,600+ sq.ft. of developed living space and was completely new from the ground up in 2007, featuring numerous upgrades beginning with the impressive grand entrance highlighted by soaring two-storey ceilings. Beautiful hardwood flooring spans the main and upper levels and complements the updated kitchen, which features newer quartz countertops, modern cabinetry, a large island with breakfast bar, and a walk-in pantry. The main floor also includes a large sunken living room, a bright and spacious dining nook, and a private office. The second level offers three well-sized bedrooms, a full bathroom, convenient upper-floor laundry, and an open flex area ideal for a study space or second office. The primary ensuite is designed for comfort with heated floors, a steam shower, large soaker tub, and double vanity. The lower level features a generous recreation or theatre room, a bathroom with heated floors, and a storage/utility room. Additional highlights include central air conditioning, two high-efficiency furnaces, solid core doors, updated shingles (2022), a pressure-treated wood fence and gates (2024), and a poured concrete patio with space to accommodate a 42-ft RV. The property also includes a hot tub and a heated garage equipped with a 50-amp hookup suitable for EV charging. Perfectly located near River Park and Marda Loop with easy access to premier schools, boutique shops, dining, golf, and extensive pathway systems, this home offers a rare opportunity to enjoy luxury living in one of Calgary’s most desirable neighborhood's. Vendor financing options available

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345773
Bedrooms	3
Bathrooms	4
Year Built	2007
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	2,639.44 sq. ft.
Main Level Finished Area:	1,391.49 sq. ft.
Upper Level Finished Area:	1,247.95 sq. ft.
Below Grade Finished Area:	982.1 sq. ft.
Acreage:	No
Lot Area:	6,092 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2007 (Age: 19)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3057HP
Heating:	Forced Air
Basement:	Partial, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Slate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized, RV Access/Parking
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, See Remarks, Upper Level
City Quadrant:	Southwest
Community:	North Glenmore Park
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Inclusions:	4 White Cabinets, TVs with Sound System, Dark Brown Armoire in Primary Bedroom
Restrictions:	Encroachment
Main Floor	Dining Room · 16'8" × 13'2" ·
Main Floor	Kitchen · 12'5" × 12' ·
Main Floor	Foyer · 9'9" × 5'2" ·
Main Floor	Living Room · 18'11" × 14'6" ·
Main Floor	Den · 9' × 7'7" ·
Upper Level	Bedroom - Primary · 19' × 15'7" ·
Upper Level	Den · 11'5" × 9'11" ·
Upper Level	Bedroom · 14'11" × 11' ·

Upper Level	Bedroom · 17'2" × 11' ·
Basement	Game Room · 38'3" × 19'1" ·
Basement	Furnace/Utility Room · 11'8" × 9'8" ·
Basement	Furnace/Utility Room · 17'10" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Double Vanity, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/38-lissington-drive-sw-calgary-a2345773/

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