

# \$1,200,000 - 153 & 151 Lissington Drive Sw, Calgary

MLS® #A2229382

**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 1,886 sqft

Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

First time on the market! This is your chance to secure a prime 52' x 116' R-CG corner lot in one of Calgary's most sought-after inner-city neighbourhoods.

Located on prestigious Lissington Drive, this side-by-side bungalow duplex offers endless possibilities for developers, investors, or visionary buyers. Each unit features 2 bedrooms, 2 bathrooms, a bright living area, and a functional kitchen, with separate entrances to the lower levels which is ideal for future basement redevelopment. Whether you're considering for an investment or holding for future potential, this property offers incredible value in a location where listings rarely come up.

North Glenmore Park is known for its quiet, tree-lined streets, easy access to downtown, top schools, Mount Royal University, transit, and Glenmore Athletic Park. Properties like this are becoming increasingly rare – don't miss your opportunity in one of Calgary's most established and desirable inner-city communities.

Built in 1969

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2229382    |
| Price    | \$1,200,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,886                  |
| Acres          | 0.14                   |
| Year Built     | 1969                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 153 & 151 Lissington Drive Sw |
| Subdivision | North Glenmore Park           |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3E 5E5                       |

### **Amenities**

|                |         |
|----------------|---------|
| Parking Spaces | 3       |
| Parking        | Carport |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), See Remarks              |
| Appliances        | Dryer, European Washer/Dryer Combination |
| Heating           | Forced Air                               |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Finished, Full, Partially Finished       |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 7    |
| Zoning         | R-CG |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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