

# \$1,199,000 - 89 Gainsborough Drive Sw, Calgary

MLS® #A2238337

**\$1,199,000**

4 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.14 Acres

Glamorgan, Calgary, Alberta

Welcome to this stunning, fully renovated bungalow on a large pie lot in the desirable, family-friendly community of Glamorgan—a quiet, tree-lined neighborhood just 10 minutes from downtown Calgary and steps from schools, Mount Royal University, public transportation, shopping, and countless amenities.

This beautifully renovated 4-bedroom, 3-bathroom home offers nearly 2,600 sq ft of finished living space, thoughtfully designed with a Scandinavian-inspired aesthetic—featuring clean lines, neutral colors and warm, natural materials throughout. Exceptional curb appeal provides pride of ownership which continues onto the picturesque entry followed by the grand entrance. The main floor showcases soaring vaulted cedar ceilings with exposed beams, engineered hardwood flooring, decorative lit niches and a stylish electric fireplace. The spacious mudroom, accessed off the side entry, offers custom-built lockers for practical storage for busy families. The gourmet kitchen is a chef's dream with quartz countertops, custom cabinetry, an oversized island for 6 chairs, pantry, a full suite of premium appliances including a 6-burner gas range with an oversized oven and a formal dining room. The primary bedroom provides a tranquil retreat with vaulted ceilings, designer lighting, spacious walk-in closet, and a spa-like ensuite featuring a nine foot double vanity, custom glass shower with rain head, and heated



floors. A second bedroom and full bathroom complete the main level.

Downstairs, the fully finished lower level is perfect for extended family or potential suite use (illegal). It features two large bedrooms (including one with a walk-in closet), a wet bar (full kitchen minus the stove) with new appliances and a stylish coffee bar, a media feature wall, a massive full bathroom with glass shower, and a separate play/gaming/office space. Flooring includes new carpet in the living areas and LVP in the kitchen zone. A brand new Electrolux washer/dryer adds convenience.

The fully fenced, landscaped yard offers mature trees, perfect for pets, kids, and entertaining.

The oversized double detached garage is a true standout—“heated, insulated, and equipped with a 30A outlet, new garage doors & openers, new man door, fresh paint, and a floor mounted swivel engine crane/lift”—ideal for mechanics, hobbyists, or EV owners. A new roof on the garage and lifetime rubber roof on the house provides added peace of mind.

Additional upgrades include:

- Rubber roof & Hardy board siding
- New A/C, high-efficiency furnace (2021), and on-demand tankless hot water
- All-new electrical and plumbing
- All new windows throughout

Located less than 5 minutes to Stoney Trail, Glenmore Trail, Crowchild Trail, and Sarcee Trail, and surrounded by scenic walking/biking paths, Glenmore Park, and Edworthy Park—this home truly blends style, comfort, and convenience.

Perfect for families, multi-generational living, or anyone seeking a turnkey property with premium finishes and functional flexibility.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238337    |
| Price          | \$1,199,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,360       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 89 Gainsborough Drive Sw |
| Subdivision | Glamorgan                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 4W6                  |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 3                                                                   |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Parking Pad |
| # of Garages   | 2                                                                   |

## Interior

|                   |                                                                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Built-in Features, Master Downstairs, Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Humidifier                                                                                                                                  |
| Heating           | Forced Air                                                                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                |

|              |                                 |
|--------------|---------------------------------|
| Fireplaces   | Basement, Electric, Living Room |
| Has Basement | Yes                             |
| Basement     | Finished, Full                  |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Rain Gutters                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Private, Few Trees, Pie Shaped Lot |
| Roof              | Rubber                                                                                                       |
| Construction      | Log                                                                                                          |
| Foundation        | Poured Concrete                                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.