

\$1,025,000 - 3 Gateway Drive Sw, Calgary

MLS® #A2207932

\$1,025,000

5 Bedroom, 2.00 Bathroom, 1,087 sqft
Residential on 0.17 Acres

Glendale., Calgary, Alberta

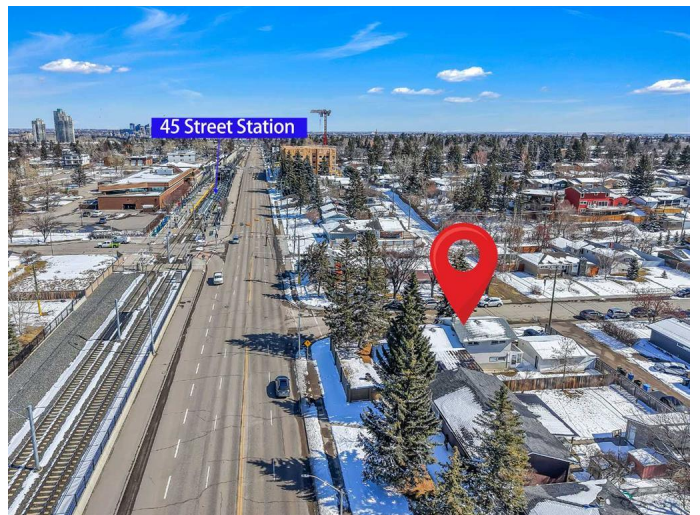
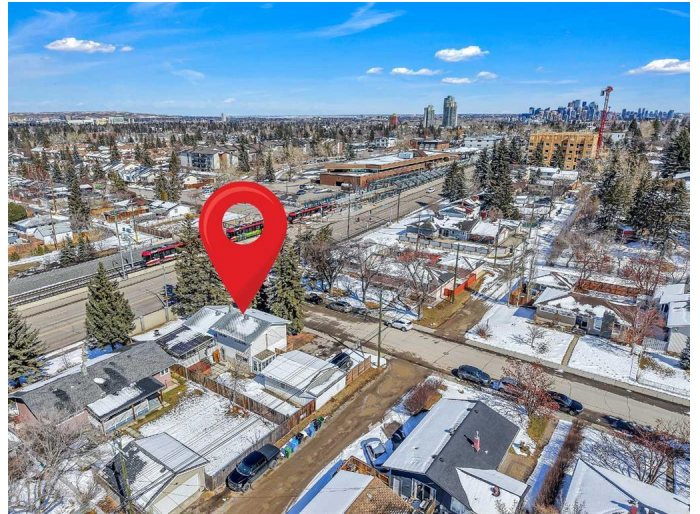
PRIME DEVELOPMENT OPPORTUNITY!

Attention Builders & Developers! 60x120 CORNER LOT on 17th Avenue SW, in Glendale! This oversized lot with R-CG zoning has incredible build potential. It's located just steps from the 45th Street LRT Station with easy transit access, and is minutes to Downtown, shopping, restaurants, and major routes throughout the city. Surrounded by ongoing and recent multi-family redevelopment, this site is perfectly positioned for a new multi-family project in one of Calgary's most connected and desirable inner-city communities. The lot has excellent frontage and access, making it ideal for medium-density residential development (subject to city approval). While the value is in the land, the existing home is spacious, well-kept and features a compliant Airbnb unit in the basement, offering strong potential as a holding property with immediate rental income. Don't miss out on this opportunity - this is a strategic location with outstanding potential for long-term growth and return.

Built in 1959

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2207932 |
| Price | \$1,025,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |



| | |
|----------------|---------------|
| Full Baths | 2 |
| Square Footage | 1,087 |
| Acres | 0.17 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3 Gateway Drive Sw |
| Subdivision | Glendale. |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 4J8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Alley Access, Double Garage Detached, Garage Faces Front, On Street, Multiple Driveways |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Wood Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed April 7th, 2025
Days on Market 28
Zoning R-CG

Listing Details

Listing Office Real Broker

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