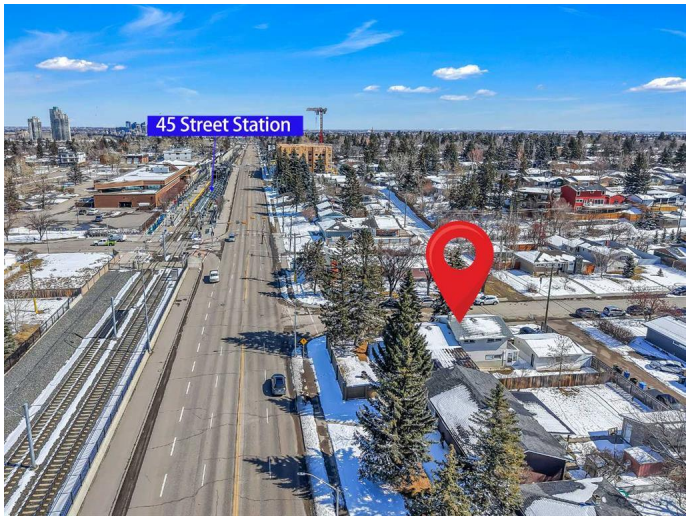
$1,025,000 - 3 Gateway Drive Sw, Calgary

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 Calgaryâ€™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, Multiple Driveways, On Street
# 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	24
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.