

# \$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

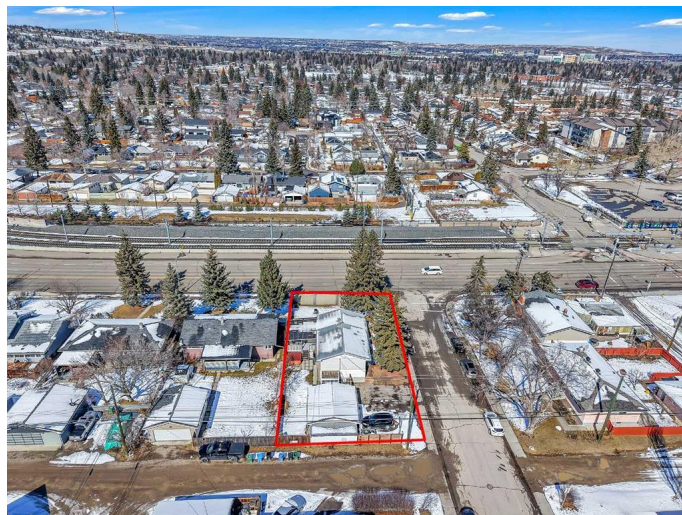
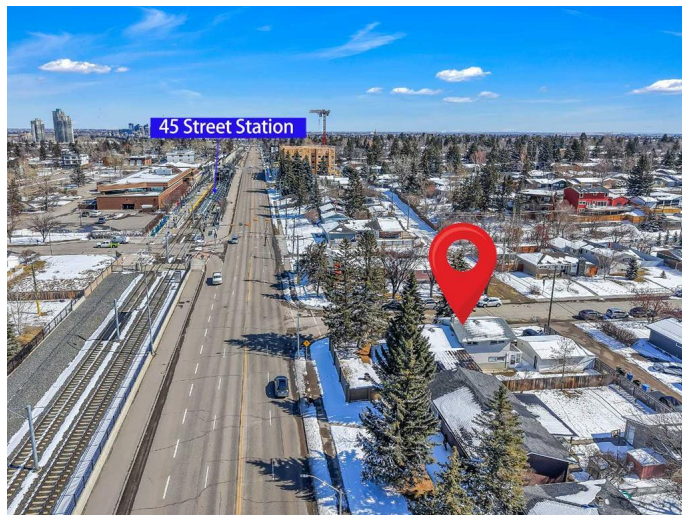
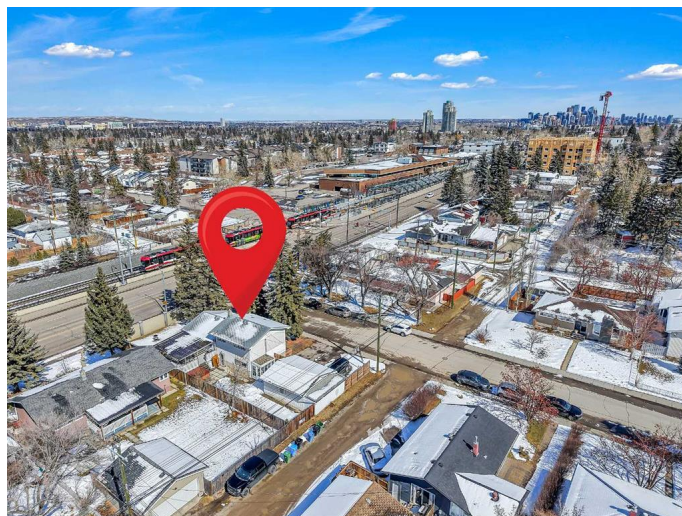
## PRIME DEVELOPMENT OPPORTUNITY!

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, 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       8

Zoning                 R-CG

### **Listing Details**

Listing Office         Real Broker

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