15 Glenview Drive SW

Calgary | Active | MLS® A2354135

$999,900









Bedrooms	Bathrooms	Year Built	Living area
7	**3**	**1958**	**2,390.33 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Rare 1/3 acre lot in the heart of Glendale! An exceptional opportunity for builders, developers & dream home buyers! This is a massive 14,495 sq.ft. lot in one of Calgary's desirable established inner-city communities, just minutes from downtown, and seconds from an LRT Station! Most of this lot features a large-level front side facing the street with the existing home, while the back side is on a ridge with great views over the valley below and the treed park-like yard! There is approximately 164 ft. of back lane exposure with utility poles conveniently located on the opposite side of the alley.

The possibilities are exciting! Renovate the existing 2,390 sq.ft. above-grade home, design and build your ultimate dream home with spectacular views of the city, explore the possibility of a large detached garage with a carriage suite above, subdivide the lot into two parcels for luxury infill homes, or explore multi-family development opportunities. (All subdivision, redevelopment, additional dwelling units and proposed uses are subject to applicable land use regulations, zoning, permits and City of Calgary approval).
Location, location, location! Enjoy the convenience of inner-city living while having the space and privacy of your own little acreage! Approximately a 3-minute walk to the 45th Street LRT Station, with easy access to 17th Avenue, major roadways, downtown and Canada Olympic Park. Excellent schools, including Spanish immersion options, are within walking distance. Optimist Athletic Park, tennis courts, the community centre and popular Turtle Hill are all nearby. Downtown is less than a 15-minute drive, and the mountains are within easy reach! The existing home is substantial! Offering approximately 4,065 sq.ft. of developed living space across three levels, including 2,390 sq.ft. above grade and a 1,674 sq.ft. fully finished walkout basement. The main floor features 3 bedrooms, 2 living rooms, a wood-burning fireplace, kitchen with dining area, full bathroom, laundry room and access to a large L-shaped deck. The entire upper level is dedicated to the primary suite, complete with its own balcony, ensuite, 2 walk-in closets and sitting room. The walkout basement adds 2 more bedrooms, a full bathroom, recreation room with wet bar, living room, den, workshop and access to a large covered patio. Additional features include central air conditioning on the main floor, a newer high-efficiency furnace and an oversized attached single garage.
Large inner-city lots like this are hard to find! Whether you're a builder searching for your next project, an investor exploring future opportunities, or a homeowner dreaming of creating a one-of-a-kind estate property, this is a rare opportunity to secure an extraordinary piece of land in the established community of Glendale. Explore the possibilities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354135
Bedrooms	7
Bathrooms	3
Year Built	1958

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,390.33 sq. ft.
Main Level Finished Area:	1,887.16 sq. ft.
Below Grade Finished Area:	1,674.66 sq. ft.
Acreage:	No
Lot Area:	14,477 sq. ft.
Lot Frontage:	49'3"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1958 (Age: 68)
Bedrooms:	7 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	3
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7689HJ
Heating:	High Efficiency, Forced Air, Hot Water, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Membrane, Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, Tile
Cooling:	Central Air, Partial
Fireplaces:	1
Fireplace Details:	Basement, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Glendale (Calgary)
Appliances:	Dishwasher, Electric Stove, Garburator, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'6" × 10' ·
Main Floor	Bedroom · 13'5" × 11'6" ·
Main Floor	Bedroom · 13' × 11'7" ·
Main Floor	Breakfast Nook · 13'8" × 8'10" ·

Main Floor	Dining Room · 15'8" × 12'1" ·
Main Floor	Family Room · 17' × 13'6" ·
Main Floor	Kitchen · 13'6" × 8'3" ·
Main Floor	Laundry · 7'10" × 5'2" ·
Main Floor	Living Room · 27'9" × 15'4" ·
2nd Floor	Living Room · 15'5" × 13'6" ·
2nd Floor	Bedroom - Primary · 15'6" × 11'7" ·
Basement	Other · 10'8" × 5'1" ·
Basement	Bedroom · 13'4" × 10'11" ·
Basement	Bedroom · 14'10" × 12' ·
Basement	Bedroom · 10'4" × 9'4" ·
Basement	Kitchen · 15'3" × 10'11" ·
Basement	Living Room · 17'4" × 15'3" ·
Basement	Game Room · 21' × 19'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s), Wet Bar, Wood Windows
Exterior Features:	Fire Pit, Garden, Permeable Paving, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Balcony(s), Deck, Front Porch, Rear Porch, Side Porch
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Lawn, Many Trees, Pie Shaped Lot, Private, Sloped, Views, Wedge Shaped Lot, Wooded
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/15-glenview-drive-sw-calgary-a2354135/

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