

15 Glenview Drive Calgary Alberta

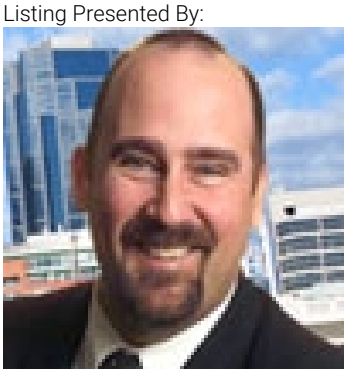
$999,900

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 fe...

Living room 13.50 Ft x 15.42 Ft
4pc Bathroom 7.42 Ft x 5.08 Ft
Primary Bedroom 15.50 Ft x 11.58 Ft
3pc Bathroom 7.42 Ft x 7.00 Ft
Other 10.67 Ft x 5.08 Ft
Bedroom 10.92 Ft x 13.33 Ft

Recreational, Games room 21.00 Ft x 19.67 Ft
4pc Bathroom 8.08 Ft x 8.00 Ft
Bedroom 11.50 Ft x 10.00 Ft
Bedroom 11.50 Ft x 13.42 Ft
Bedroom 11.58 Ft x 13.00 Ft
Breakfast 8.83 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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Phone: 403-259-4141
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Bedroom 12.00 Ft x 14.83 Ft

Bedroom 9.33 Ft x 10.33 Ft

Kitchen 10.92 Ft x 15.25 Ft

Living room 17.33 Ft x 15.25 Ft

Dining room 12.08 Ft x 15.67 Ft

Family room 17.00 Ft x 13.50 Ft

Kitchen 8.25 Ft x 13.50 Ft