



GRASSROOTS
REALTY GROUP

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20 Glenway Drive SW
Calgary, Alberta

MLS # A2347637



\$749,900

Division: Glamorgan

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-C1

Water: -

Sewer: -

Utilities: -

Rare opportunity to build in the established southwest community of Glamorgan. Located at 20 Glenway Dr. SW, this vacant R-C1 parcel offers a clean slate for a custom single-family home in a mature inner-city neighbourhood. With the previous home already removed, the site is ready for a buyer or builder to begin planning their next project. The property is currently zoned R-C1, allowing for a single detached dwelling. Buyers interested in exploring additional development possibilities are encouraged to speak directly with the City of Calgary regarding potential land-use changes, permitted uses and approval requirements. Glamorgan is a well-established community known for its mature streets, green spaces and convenient southwest location. Enjoy access to a City-designated off-leash area, community parks and recreation facilities, nearby schools and neighbourhood shopping. The location also provides easy access to Mount Royal University, Westhills and Signal Hill shopping, North Glenmore Park and the Glenmore Reservoir pathway system, with convenient connections to Glenmore Trail and Sarcee Trail. Whether you're a builder searching for your next project or looking for the right site to create a custom home, this vacant Glamorgan parcel offers a great opportunity to build from the ground up in one of Calgary's established southwest communities.