

# \$640,000 - 173 Gordon Drive Sw, Calgary

MLS® #A2228410

**\$640,000**

6 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

ATTENTION INVESTORS! Turn-key 6 bed/2 bath bungalow on a 52' x 100 ft lot, only minutes to Mount Royal University. Updates include kitchen & full electrical w/ new panel (2010), shingles (2014), plus luxury vinyl plank flooring, full interior paint and 2 windows (2024). Separate rear entrance makes a future legal basement suite straightforward. Currently rented by the room with projected gross rents of \$4,960 / mo at full capacity. Sunny, usable yard offers excellent outdoor space today and R-CG land-use gives long-term redevelopment potential. Walk to campus, transit, grocery, caf  s and major routes. Solid cash-flow now  future upside later. Book your showing!

Built in 1959

## Essential Information

MLS® #	A2228410
Price	\$640,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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## Community Information

Address	173 Gordon Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5B1

## Amenities

Parking	Off Street, On Street
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## Interior

Interior Features	Laminate Counters
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Built-In Electric Range
Heating	Natural Gas, Ceiling
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	70
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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