

\$635,000 - 173 Gordon Drive Sw, Calgary

MLS® #A2259235

\$635,000

6 Bedroom, 2.00 Bathroom, 1,008 sqft

Single Family 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! (id:6289)

Built in 1959

Essential Information

Listing #	A2259235
Price	\$635,000
Bedrooms	6
Bathrooms	2.00
Square Footage	1,008
Acres	0.12
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information



Address	173 Gordon Drive Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	T3E5B1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking	Other, Street

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Other
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Fruit trees
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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