

\$655,000 - 173 Gordon Drive Sw, Calgary

MLS® #A2228410

\$655,000

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 | \$655,000 |
| 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 |
|--------|--------|

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 |
|---------|-----------------------|

Interior

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

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.