

**173 Gordon Drive SW  
Calgary, Alberta**

**MLS # A2228410**



**\$640,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glamorgan                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                    |               |                   |
| <b>Size:</b>     | 1,008 sq.ft.                                                | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 6                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, On Street                                       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot |               |                   |

|                    |                       |                   |      |
|--------------------|-----------------------|-------------------|------|
| <b>Heating:</b>    | Ceiling, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Linoleum, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters     |                   |      |

**Inclusions:** Shed

**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, cafes and major routes. Solid cash-flow now—future upside later. Book your showing!