

**173 Gordon Drive SW
Calgary, Alberta**

MLS # A2228410



\$640,000

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

Heating:	Ceiling, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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, caf  s and major routes. Solid cash-flow now—future upside later. Book your showing!