$655,000 - 173 Gordon Drive Sw, Calgary

MLS® #A2233938

$655,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

Glamorgan, Calgary, Alberta

ATTENTION INVESTORS! Turn-key 6 bed/2 bath bungalow on a 52 Ã— 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 Ëœ$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, cafÃ©s and major routes. Solid cash-flow nowâ€"future upside later. Book your showing!

Built in 1959

Essential Information

MLS® #	A2233938
Price	$655,000
Bathrooms	0.00
Acres	0.12
Year Built	1959
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	173 Gordon Drive Sw

Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E5B1

Interior

Heating	Natural Gas, Central

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty