

# \$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' 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® #	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
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### **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
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