

# \$635,000 - 173 Gordon Drive Sw, Calgary

MLS® #A2259235

## \$635,000

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® #         | A2259235    |
| Price          | \$635,000   |
| 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        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Built-In Electric Range, Built-In Refrigerator |
| Heating           | Natural Gas, Ceiling                                                                                          |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | 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    | September 22nd, 2025 |
| Days on Market | 39                   |
| Zoning         | R-CG                 |

## Listing Details

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

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