

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

MLS® #A2259235

\$635,000

6 Bedroom, 2.00 Bathroom, 1,008 sqft
Residential on 0.01 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	0.01
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	Built-In Electric Range, Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Natural Gas, Ceiling
Cooling	None
Has Basement	Yes
Basement	Finished, 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
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.