173 Gordon Drive Calgary Alberta

$655,000

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, cafes and major routes. Solid cash-flow now--future upside later. Book your showing! (id:6769)

Bedroom 17.00 Ft x 11.75 Ft	4pc Bathroom 8.08 Ft x 4.92 Ft
3pc Bathroom 4.92 Ft x 10.75 Ft	Bedroom 11.83 Ft x 7.83 Ft
Furnace 11.17 Ft x 13.83 Ft	Dining room 7.50 Ft x 10.67 Ft
Recreational, Games room 11.17 Ft x 16.17 Ft	Kitchen 11.50 Ft x 13.42 Ft
Bedroom 12.17 Ft x 9.33 Ft	Living room 7.75 Ft x 13.17 Ft
Primary Bedroom 11.83 Ft x 10.92 Ft	Bedroom 122.83 Ft x 8.42 Ft
Bedroom 10.33 Ft x 10.92 Ft	

Listing Presented By:

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