



## 173 Gordon Drive Calgary Alberta

\$635,000

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. 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

3pc Bathroom 4.92 Ft x 10.75 Ft

Furnace 11.17 Ft x 13.83 Ft

Recreational, Games room 11.17 Ft x 16.17 Ft

Bedroom 12.17 Ft x 9.33 Ft

Primary Bedroom 11.83 Ft x 10.92 Ft

Bedroom 10.33 Ft x 10.92 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 11.83 Ft x 7.83 Ft

Dining room 7.50 Ft x 10.67 Ft

Kitchen 11.50 Ft x 13.42 Ft

Living room 7.75 Ft x 13.17 Ft

Bedroom 122.83 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://calgaryreihub.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca