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173 GORDON DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31075

MLS ID:
A2233938

\$655,000



 **ANTHONY THERRIEN-BERNARD**
 (403) 863-5327

 eXp Realty
 403-262-7653

 173 Gordon Drive SW, Calgary , Alberta T3E5B1

Transaction Type

For Sale

Days On Market

2

Zoning

R-CG

Subdivision

Glamorgan

Building Type

Rooming House

Year Built

1959

Structure Type

Other

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

2642HQ

Building Area (Sq. Ft.)

1008.22

Building Area (Sq. M.)

93.67

Lot Size (Sq. Ft.)

5231

Lot Size (Acres)

0.12

Roof

Asphalt Shingle

Foundation

Poured Concrete

Heating

Central,Natural Gas

Access to Property

Accessible to Major Traffic Route,Back
Alley Access,Gravel Lane,Major
Shopping Center,Major Shopping
Nearby

Inclusions

Built-In Electric Range, Built-In
Refrigerator, Dishwasher, Dryer, Electric
Stove, Microwave Hood Fan, Washer

Restrictions

None Known

Reports

Floor Plans,Investment Analysis,Pro-
Forma,RPR with Compliance,Title

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, cafés and major routes. Solid cash-flow now—future upside later. Book your showing!

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