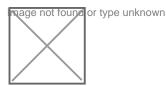


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Zoning

R-CG

1959

Subdivision

Glamorgan

Building Type Rooming House Year Built

Structure Type

Other

Property Type Commercial

Building Area (Sq. Ft.)

Property Sub Type

Multi Family

Legal Plan

2642HQ

Building Area (Sq. M.)

93.67

Lot Size (Sq. Ft.)

5231

Lot Size (Acres) 0.12

1008.22

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 longterm 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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