

\$600,000 - 173 Gordon Drive Sw, Calgary

MLS® #A2109585

\$600,000

4 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

Attention investors! Here's an incredible opportunity for immediate possession of a fully finished bungalow just minutes away from Mount Royal University. This 4-bedroom, 2-bath property is not only in an amazing location on a 50' X 100'(+/-) lot but also comes with a range of features that make it a smart investment. The east rear-facing orientation ensures abundant natural light throughout the day and creates a warm and inviting atmosphere. The property boasts a large yard, perfect for outdoor activities and potential future development. Additionally, the rear entry door/boot room provides an ideal space that could be utilized for a separate basement living space, adding to the property's versatility and potential rental income. The kitchen underwent a renovation in 2010, enhancing its functionality and aesthetics. Electrical updates in the same year including a new panel contribute to the property's overall safety and efficiency. The roof was replaced in 2014, offering peace of mind and protection for years to come. This bungalow is not only a sound investment but also conveniently located close to all amenities. From educational institutions to shopping centres, restaurants, and more, everything you need is within reach. Don't miss out on this fantastic opportunity to invest in a property with immediate possession and a myriad of possibilities. Schedule a viewing today and explore the potential of this fully finished bungalow!



Built in 1959

Essential Information

MLS® #	A2109585
Price	\$600,000
Sold Price	\$590,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	173 Gordon Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5B1

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 5th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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