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173 Gordon Drive SW, Calgary, Alberta - \$635,000



Main Photo

Property Description

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!



[Big John Peterson](#)

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