



**173 Gordon Drive SW
Calgary, Alberta**

MLS # A2303127



\$647,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Ceiling, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Furniture negotiable

Turn-key 5 bed,2 bath bungalow on a 52' x 100 ft lot just minutes to Mount Royal University. This property features major updates including kitchen & full electrical w/ new panel (2010), shingles (2014), plus luxury vinyl plank flooring, full interior paint, 2 windows (2024), brand new furnace (2026) and brand new hot water tank (2026). The separate rear entrance makes adding a legal basement suite straightforward, enhancing rental potential. Walk to campus, transit, grocery, cafes and major routes. Book your showing today!