



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

196 Gordon Drive SW
Calgary, Alberta

MLS # A2322917



\$1,250,000

Division:	Glamorgan		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,514 sq.ft.	Age:	1968 (58 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating:	Forced Air
Floors:	-
Roof:	Membrane
Basement:	-
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Outdoor Shed, Rain Barrel

A rare opportunity to acquire a purpose-built 4plex in the established community of Glamorgan, sitting on a 7,490 sq ft M-C1 zoned lot. The building features two upper-level 3-bedroom, 1-bathroom units and two lower-level 2-bedroom, 1-bathroom units, all four fully tenanted and generating combined gross rent of \$6,500/month (\$78,000/year). Every unit has its own dedicated laundry and is individually metered for electricity, water, and gas, meaning tenants handle their own utilities entirely with no landlord involvement required. All four units are also equipped with high-efficiency furnaces. The M-C1 zoning adds long-term upside with flexibility for future redevelopment, while the Glamorgan location offers convenient access to Mount Royal University, Westhills/Signal Hill retail, and major routes including Glenmore Trail and Sarcee Trail. A turnkey, low-hassle income property for investors seeking stable cash flow with minimal day-to-day management.