



THE
A-TEAM

**RE/MAX
FIRST**

164 GORDON Drive, Calgary T3E 5A8

MLS®#: **A2160729**

Area: **Glamorgan**

Listing Date: **08/28/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area
Abv Sqft: **1,006**
Low Sqft:
Ttl Sqft: **1,006**

DOM

22
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Interior Lot,Landscaped,Level,Many Trees,Private,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard,Rain Barrel/Cistern(s)**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 12`11"
Bedroom - Primary	Main	11`10" x 11`10"
Bedroom	Main	11`10" x 7`11"
Game Room	Basement	16`7" x 10`0"
3pc Bathroom	Basement	5`10" x 5`4"
Furnace/Utility Room	Basement	26`3" x 15`2"
Storage	Basement	8`3" x 3`4"

Room	Level	Dimensions
Kitchen With Eating Area	Main	17`6" x 10`6"
Bedroom	Main	11`10" x 8`9"
4pc Bathroom	Main	7`11" x 5`0"
Bedroom	Basement	11`7" x 9`7"
Workshop	Basement	15`11" x 10`8"
Storage	Basement	7`8" x 4`11"

Title:
Fee Simple
Legal Desc:

2642HQ

Zoning:
R-C1

Remarks

Pub Rmks: **As soon as you arrive at 164 Gordon Drive SW you will appreciate how well the current owners have maintained and cared for this property. Exposed aggregate walkway, manicured lawn and flower beds overflowing with perennials all contribute to the charming curb appeal. The low maintenance exterior includes vinyl siding, updated windows, aluminum fascia and soffits and shingles that were installed only five years ago. Enter the home to be greeted with luxurious hardwood floors that continue through the main level. To the right is a spacious and bright living room with bow window and glass doors to the left into a third bedroom that has been converted into a den/office. Down the hall there are two additional bedrooms including an ample sized primary. Each bedroom has custom privacy blinds for a clean look. The four piece bathroom on the main floor has been remodeled with new fixtures, tile cabinet and counter. The efficient kitchen is clean with oak cabinets, white appliances, lots of counter space and a large sink. Plenty of room for a dining table and storage for plates and dishes in the additional built-in cabinets. The full basement is finished with a rec room, bedroom and a three-piece bathroom. The private and secure west facing backyard is pleasant and peaceful with apple trees, perennial gardens, exposed aggregate walkways and a covered patio. There is a large 22 x 22 ft. double garage that was completely overhauled around five years ago with a new foundation and pad, doors and windows, garage door opener and wiring. Stay comfortable all summer long with central air conditioning. This is an extremely clean and well-maintained home in the very desirable community of Glamorgan. Close to schools, parks and playgrounds, shopping, public transportation and Mount Royal University. Easy access to the ring road to get anywhere in the city or out of the city quickly. Call today to view this fantastic property!**

Inclusions: **Workbench and Cabinet in basement**
Property Listed By: **RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





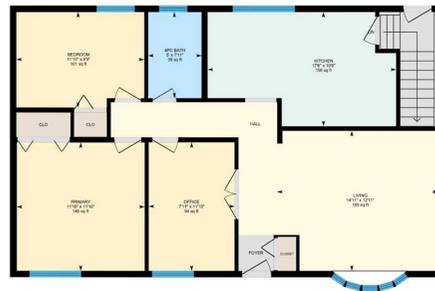






164 Gordon Dr SW, Calgary, AB

Main Floor Exterior Area 1006.12 sq ft
Interior Area 650.50 sq ft



PREPARED: 2024/09/27



White regions are excluded from total floor area in iQUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

164 Gordon Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 337.31 sq ft
Interior Area 524.5 sq ft
Excluded Area 347.37 sq ft



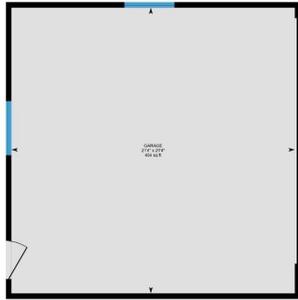
PREPARED: 2024/09/27



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164 Gordon Dr SW, Calgary, AB

Detached Garage Exterior Area 400.20 sq ft
Interior Area 454.00 sq ft



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PREPARED 2024/02/27



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.