

# \$550,000 - 64 Erin Meadow Way Se, Calgary

MLS® #A2115989

**\$550,000**

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Fri, March 29 - Massive Price Reduction\* Shows 10/10. This beautiful detached bi-level house built in 2016 in Erin Meadow Way SE offers a modern style. It features an expansive bay window and a gas fireplace in the living room. There is lots of natural light throughout the house. Key highlights include a luminous kitchen equipped with abundant cabinetry and ample counter space for culinary exploration. Elegant hardwood flooring. A distinctive feature of this home is its separate walk-out entrance to the basement with 2 setups for laundry, presenting a seamless opportunity for comfortable dual-family living or an income-generating suite. This home offers exceptional value with its double detached garage enhancing convenience and functionality. With thoughtful design and practical features, this property is poised to accommodate your lifestyle needs, whether you're looking for a family-friendly layout or an investment with the potential for additional income.

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2115989  |
| Price      | \$550,000 |
| Sold Price | \$550,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 961         |
| Acres          | 0.08        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 64 Erin Meadow Way Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 3A1               |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Living Room                                                                             |
| Has Basement      | Yes                                                                                          |
| Basement          | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade                                    |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Private Yard     |
| Lot Description   | Back Lane, Level, Rectangular Lot  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2024 |
| Date Sold      | April 16th, 2024 |
| Days on Market | 28               |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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