

\$549,900 - 11 Erin Link Se, Calgary

MLS® #A2119182

\$549,900

3 Bedroom, 3.00 Bathroom, 1,713 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

REDUCED PRICE !! WELCOME TO THIS LOVELY HOME! Clean and Smoke free home nestled in the quiet and family friendly community of ERIN WOODS .Lots of curb appeal, There's a small park nearby , you will be pleasantly surprised to find out how it is spacious and well laid out inside. This lovely gem has been lovingly maintained by the present owners. Starting from the main floor with Open concept and Vaulted Ceiling, perfect for entertaining guests. Then just a few steps downstairs is another living space ideal for family movies or game nights. It also has an alcove area which can be used as an office or reading nook. All 3 bedrooms and 2 full bathrooms are on the upper level with an ensuite on the Primary bedroom , plus 1/2 bathroom on the lower level living room. There's a nice back door that allows you to enter the house from the backyard. Open finished basement that can be used as gaming room, workout or another bedroom. There's a '22 x 22', Detached Double Garage at the back and solar lights around the property. Lots of interior updates , new bathroom vanities, toilets, kitchen countertops, Newer Appliances, NEW FURNACE (2023), NEW HOT WATER TANK(2023) , and NEW ROOF (2023) !!!! Close to all major locations, paved back alley for additional parking, 2 mins walk to the nearest Bus Stop, Erin Woods Elementary School is just 6 - 10 mins walk, 10-15 mins drive to Downtown Calgary. This House has lots of Curb Appeal !! Come on in and check it



out, you won't be disappointed!!

Built in 1996

Essential Information

MLS® #	A2119182
Price	\$549,900
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,713
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	11 Erin Link Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3H9

Amenities

Utilities	Natural Gas Connected, Garbage Collection, Water Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 24th, 2024
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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