

\$354,900 - 173 Erin Woods Circle Se, Calgary

MLS® #A2120375

\$354,900

3 Bedroom, 2.00 Bathroom, 1,206 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

PRICE REDUCED !!!!! YOU OWN THE LAND !!!!! NO MONTHLY PAD RENT !!!!! Are you downsizing?? Or are you perhaps a first time home buyer looking to get into the real estate market, but don't relish the idea of a condo?? Be sure to put this property on your list of possibilities. This 1200 square foot manufactured home may be the perfect option for you. 3 spacious bedrooms and 2 full baths. Open floor plan with an entertainer sized kitchen with an abundance of cabinets, a spacious eating area and a welcoming living room with vaulted ceilings. Several updates over the years including siding, shingles, furnace and more. Poly B plumbing has been replaced. Central Air conditioning for those sunny summer days that are just around the corner. The kids and the pets will love the fenced yard that backs directly onto a green space. No neighbours behind. Massive deck for family gatherings. Off street tandem parking for two vehicles plus street parking as well. Easy access to Foothills Industrial Park. Stoney Trail, Peigan Trail and Deerfoot Trail for an easy commute to anywhere. Public transit is around the corner. Schools are close by as well.

Built in 1990

Essential Information

MLS® # A2120375

Price \$354,900



Sold Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	173 Erin Woods Circle Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3E1

Amenities

Parking Spaces	3
Parking	Asphalt, Driveway, Front Drive, Off Street, On Street, Parking Pad, Tandem

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Street Lighting, Rectangular Lot, Zero Lot Line

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	April 5th, 2024
Date Sold	May 13th, 2024
Days on Market	38
Zoning	R-MH
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.