

# \$468,000 - 52 Erin Park Drive Se, Calgary

MLS® #A2126962

**\$468,000**

4 Bedroom, 2.00 Bathroom, 905 sqft  
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Introducing this cozy bi-level home for all of you looking for a place situated in an ideal family neighbourhood directly across from an elementary school with plenty of space to do activities. Nearby pathways are perfect for enjoying the community and all it has to offer. This home has wonderful potential for those who like to work with their hands. The garage roof has been redone in 2021, the house roof was redone in 2017, a high efficiency furnace was installed in 2016, and a new 40 gallon water heater was installed in 2024. This diamond in the rough boasts a double car garage out back with access from the alley. Easily accessible transit routes makes commuting a breeze for those who work across town. Erin Woods is a vibrant community where neighbours become friends and every day brings new opportunities for connection and camaraderie. Experience the warmth and inviting atmosphere that make this home and this neighbourhood truly special.

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2126962  |
| Price      | \$468,000 |
| Sold Price | \$470,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 905         |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52 Erin Park Drive Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 2Z9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Gas Water Heater, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Forced Air                                                                |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Other                                                  |
| Lot Description   | Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Poured Concrete                                        |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 24th, 2024 |
| Date Sold   | June 5th, 2024 |

|                |      |
|----------------|------|
| Days on Market | 12   |
| Zoning         | R-C2 |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            eXp Realty

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