

\$449,900 - 63 Erin Road Se, Calgary

MLS® #A2129645

\$449,900

3 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.11 Acres

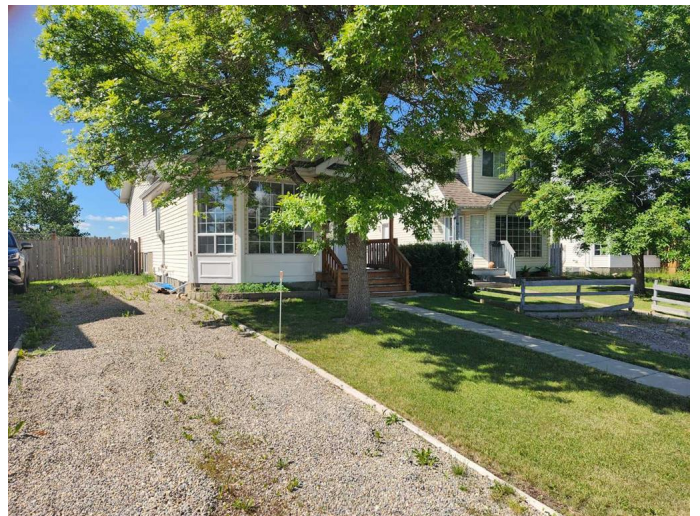
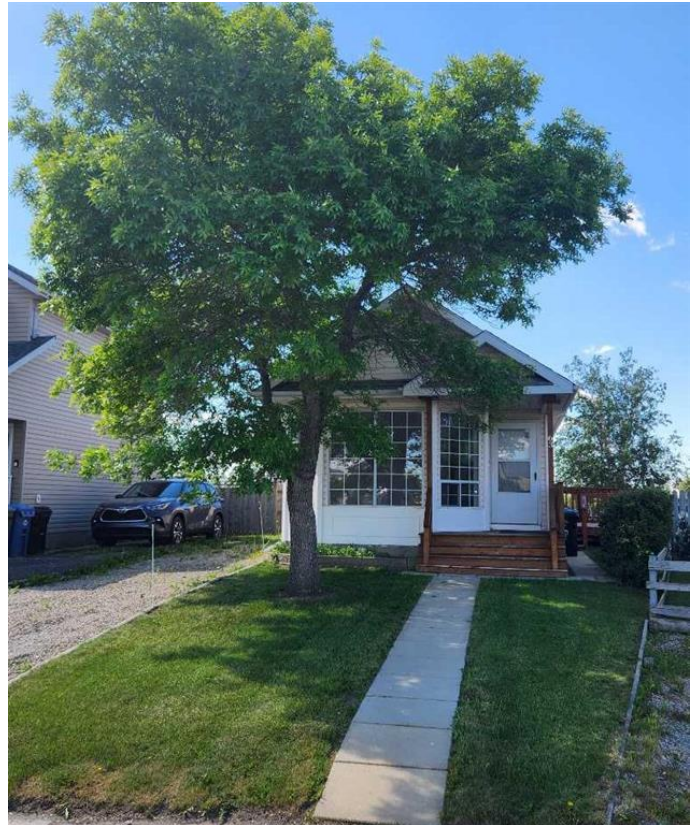
Erin Woods, Calgary, Alberta

Fantastic location directly across from park and greenspace plus no properties behind!!! Bright and open this 4 level split offers over 1300 sq/ft of living space. Functional floorplan with sizeable living room, kitchen and eating area on the main floor. Upper level primary bedroom, 4 PC ensuite and 2nd bedroom. Lower level is developed with a large family room, 3rd bedroom and 2PC bathroom. Basement level is complete with laundry area, ample storage, utility shelving, Naiven (hot water on demand) and newer furnace. Large deck off the kitchen area with south exposed yard prefect for entertaining and enjoying those summer BBQ's!! The east side driveway for convenient parking. Well maintained! The house has been professionally cleaned and immediate possession is available!!

Built in 1991

Essential Information

MLS® #	A2129645
Price	\$449,900
Sold Price	\$460,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	893
Acres	0.11



Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	63 Erin Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3H3

Amenities

Parking Spaces	2
Parking	Front Drive, None, On Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 11th, 2024
Days on Market	15
Zoning	R-C2

HOA Fees	0.00
Listing Details	
Listing Office	Real Estate Professionals Inc.



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