

# \$459,000 - 109 Erin Meadow Bay Se, Calgary

MLS® #A2135945

**\$459,000**

3 Bedroom, 2.00 Bathroom, 1,322 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

Welcome to a 2 storey gem with sunny west backyard & walking distance to school. This 3 bedrooms, 1.5 Baths Family Home offers Spacious Design with 3 Bay Windows & Tons of Natural Lights throughout: Formal Living Rm with Cozy Gas Fireplace, Formal Dining Rm, Kitchen with Lots of Counters, Cabinets Space & Huge Eating Area, Half Bath complete the Main. Upstairs boasts Beautiful Mountain & Downtown Views, 3 Spacious Bedrooms & 1 Full Bath, Huge Master with Walk-in Closet & Bay Windows. Undeveloped Basement with Laundry Area, 2 Large Windows awaits your finishing touch. West Backyard perfect for All Entertaining with Single Garage & Paved Lane Access. Terrific Quiet Cul-De-Sac facing Treed Island w/ Excellent Neighbors on All Sides & Lots of Additional Parking, 5 Minutes Walk to School, Park & All Amenities. Don't Miss!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2135945  |
| Price          | \$459,000 |
| Sold Price     | \$510,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,322     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 1999        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 109 Erin Meadow Bay Se |
| Subdivision | Erin Woods             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 3A2                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                            |
| Appliances        | Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | Central Air                                            |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Has Basement      | Yes                                                    |
| Basement          | See Remarks, Unfinished                                |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Many Trees      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2024 |
|-------------|----------------|

|                |                |
|----------------|----------------|
| Date Sold      | June 6th, 2024 |
| Days on Market | 7              |
| Zoning         | R-C1N          |
| HOA Fees       | 0.00           |

**Listing Details**

Listing Office            URBAN-REALTY.ca

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