

\$449,900 - 62 Erin Green Way Se, Calgary

MLS® #A2144825

\$449,900

5 Bedroom, 3.00 Bathroom, 1,455 sqft
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Nestled in the heart of Erin Woods and backing onto a big park/green space, this affordable 2-storey detached home is perfect for a growing family. Offering ample space and convenience with proximity to all amenities and schools at ALL LEVELS [Erin Woods School (K-6), Ian Bazalgette School (7-9), and Forest Lawn High School (10-12)]. This spacious home features 1,455 sq.ft, 3 bedrooms upstairs and a total of 2.5 baths. Partially finished basement offers 2 more bedrooms (non-egress), plus a roughed-in full bathroom (no permit). Recent upgrades include: Central A/C for those hot summer days, some newer windows (6 windows have been replaced), roof (2018), hot water tank (2024), and furnace (2016). As you step inside, the main level welcomes you with natural light and laminate flooring throughout, leading to a bright living room that provides a perfect space to unwind. The functional kitchen, with SS appliances, opens to the dining area, The cozy family room with a wood fireplace is great for family gathering. A 2-pc bathroom completes the main level. The big backyard with a back lane has plenty of room for a detached garage. The low maintenance stone patio is great for summer gatherings or kids playing. No neighbours behind. Upstairs, you'll find 3 cozy bedrooms and a 4-pc bathroom, providing plenty of room for family or guests. The spacious primary bedroom features a walk-in closet. The other two bedrooms are generously sized. Downstairs,



you will find 2 good-sized additional bedrooms, an unfinished bathroom, and the laundry area. With its close proximity to transit, key transportation routes, parks and amenities, this home has much to offer. Call to book your private viewing today! Make sure to check out the 3D virtual tour.

Built in 1990

Essential Information

MLS® #	A2144825
Price	\$449,900
Sold Price	\$463,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.08
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	62 Erin Green Way Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3C7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 7th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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