

\$350,000 - 12 Erin Woods Court Se, Calgary

MLS® #A2149778

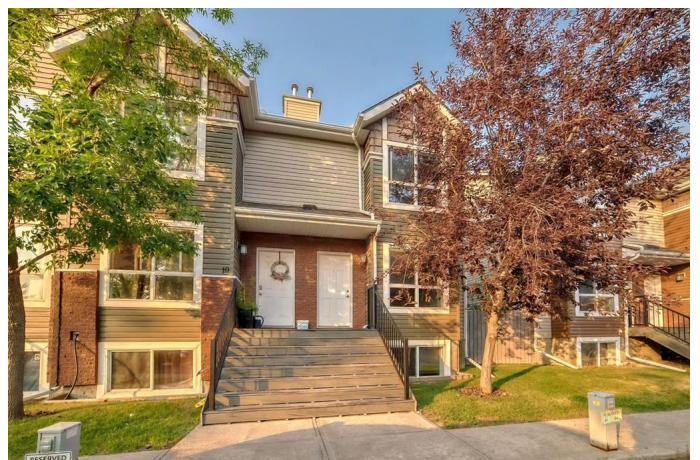
\$350,000

3 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.03 Acres

Erin Woods, Calgary, Alberta

Welcome to 12 Erin Woods Court! This beautifully designed 3 bedroom, 2 bathroom home is sure to impress. Nestled in the magnificent neighbourhood of Erin Woods, this property offers an ideal central location, providing quick and easy access to all parts of the city, whether by car or the multiple transit stops right outside the door. Families will appreciate the proximity to four local schools: Valley View, Holy Cross Elementary Jr. High, West Dover, and St. Damien, all within walking distance. The home is also conveniently located just 15 minutes from Chestermere, 12 minutes from downtown, and 4 minutes from the Bow River, making it a perfect spot for anyone who values both convenience and community. Step inside to an elegant main floor featuring a spacious living room and a large kitchen with plenty of counter and storage space, ideal for a growing family or a culinary enthusiast. The kitchen is highlighted by large windows that overlook the gorgeous, private fenced backyard, bringing in ample natural light. Upstairs, you'll find two generously sized bedrooms along with a private 4 piece bathroom. The fully finished lower level offers additional living space, including a private bathroom and bedroom, a large flex room, a laundry room, and a storage room. Completing this lovely home are two titled parking spots located right outside the front door, complete with plug-ins for convenience. Don't miss this incredible opportunity to own a beautiful piece of real



estate in such a prime location.

Built in 2005

Essential Information

MLS® #	A2149778
Price	\$350,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.03
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	12 Erin Woods Court Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3V6

Amenities

Amenities	Trash
Parking Spaces	2
Parking	Guest, Outside, Owned, Paved, Plug-In, Stall, Titled

Interior

Interior Features	Crown Molding, Laminate Counters, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Corner Lot, Irregular Lot, Square Shaped Lot, Standard Shaped Lot, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 7th, 2024
Days on Market	23
Zoning	M-CG d57
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
----------------	-----------

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.