

\$470,000 - 195 Erin Park Drive Se, Calgary

MLS® #A2161537

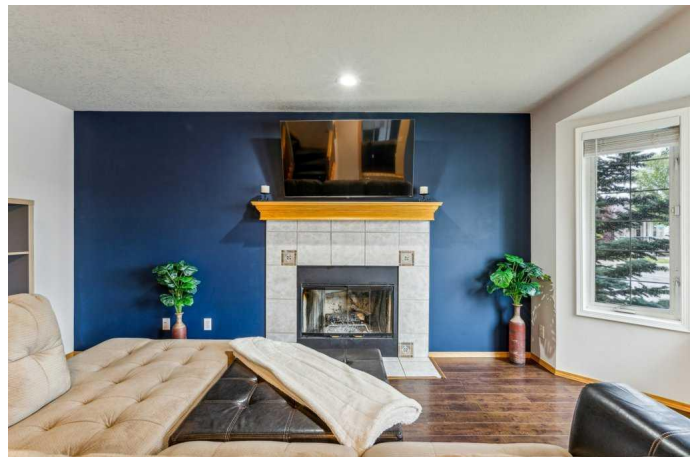
\$470,000

2 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Move-in ready home on a great lot with mature trees and a sunny west-facing backyard. The living room is a relaxing escape in front of the fireplace while bayed windows stream in natural light and a focal wall adds a pop of colour. Rich laminate floors add to the allure of this beautiful space. Culinary adventures are inspired in the nice sized kitchen featuring a stainless steel stove, dishwasher and microwave, a pantry for extra storage, a centre island granting extra prep and seating and a bayed dining room overlooking the backyard. A handy powder room completes this level. Upstairs the primary bedroom is a calming oasis with a great fireplace adding to the relaxing atmosphere and a 3-piece ensuite for ultimate privacy. The second bedroom was created out of the 2 original bedrooms making it a massive space that is great as a multi-functional space with a charming built-in window seat nestled into the bayed windows. A large 4-piece bathroom is also on this level and is equipped with a make-up vanity and a window providing lots of natural light. Easily host summer barbeques or simply unwind on the full-width deck while kids and pets play in the grassy yard. Plus plenty of off-street parking with ample space for a future garage. Phenomenally located within this family-oriented community boasting schools, an extremely active community centre, sports courts, numerous parks and playgrounds and a multitude of transit options. Don't miss out on this one!



Built in 1998

Essential Information

MLS® #	A2161537
Price	\$470,000
Sold Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,324
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	195 Erin Park Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3L5

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Living Room, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 23rd, 2024
Days on Market	24
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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