

\$424,900 - 16 Erin Circle Se, Calgary

MLS® #A2164459

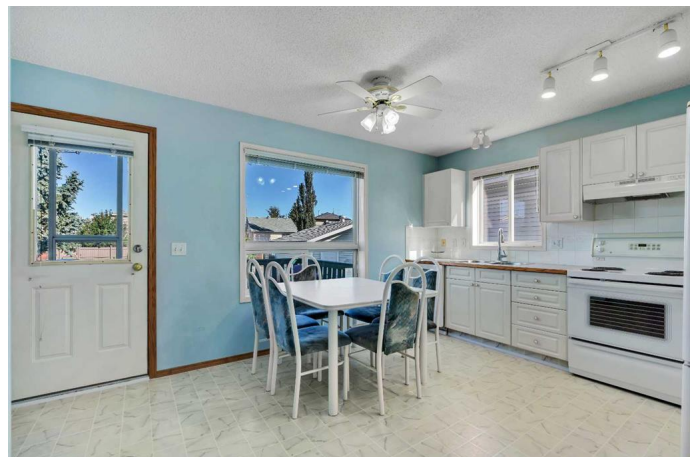
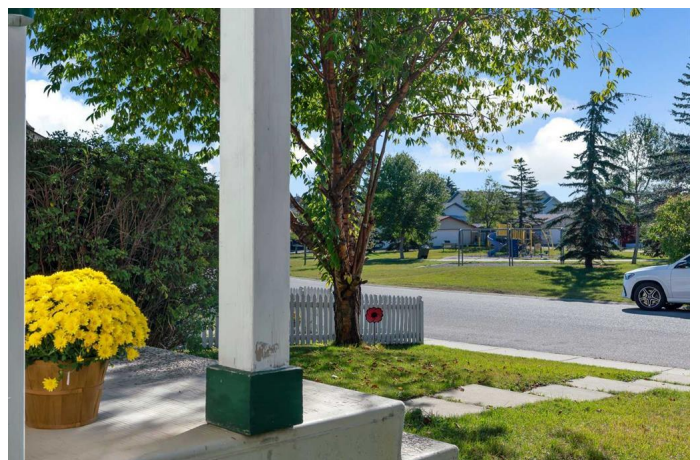
\$424,900

3 Bedroom, 2.00 Bathroom, 1,269 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

This charming 2-storey home offers the perfect balance of convenience and comfort, situated directly across the street from a playground. Relax on the front porch and enjoy a clear view of the park, perfect for keeping an eye on the kids. Step inside to a bright and welcoming living space, featuring bay windows and a sunny south-facing exposure that fills the room with natural light. The well-designed kitchen is both functional and stylish, with neutral tones, ample cabinetry, a pantry for extra storage, and a spacious dining area overlooking the backyard. Conveniently located on the main floor are a laundry room and a powder room. Upstairs, you'll find three generously sized bedrooms, all filled with natural light. The primary suite is a true retreat, featuring a large walk-in closet. A 4-piece bathroom completes this level. The unfinished basement offers endless possibilities for customization, providing ample space to create your dream living area. Outdoors, enjoy the large rear deck, ideal for barbecuing and relaxing while kids and pets play in the beautifully landscaped yard. A shed offers additional storage for seasonal items. Off-street parking for two vehicles is available, with access to a paved back lane offering ample space for a future garage, without compromising yard space. Recent Upgrades Include *New Roof 2020, New Furnace 2022* Located in a vibrant, family-friendly community with schools, an active community centre, sports courts, parks, playgrounds, and numerous



transit options. Plus, it's just a 10-minute walk to Erin Wood School! Don't miss this opportunity to own a home in such an exceptional location.

Built in 1997

Essential Information

MLS® #	A2164459
Price	\$424,900
Sold Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,269
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Erin Circle Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3G1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 18th, 2024
Date Sold	September 19th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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