

\$559,000 - 111 Erin Meadow Green Se, Calgary

MLS® #A2168162

\$559,000

4 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

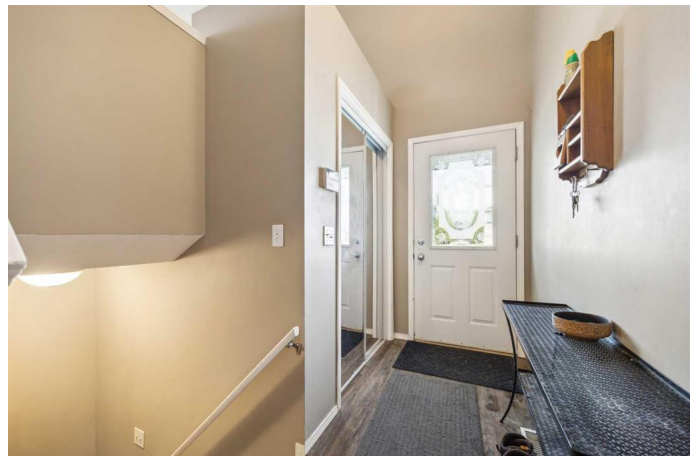
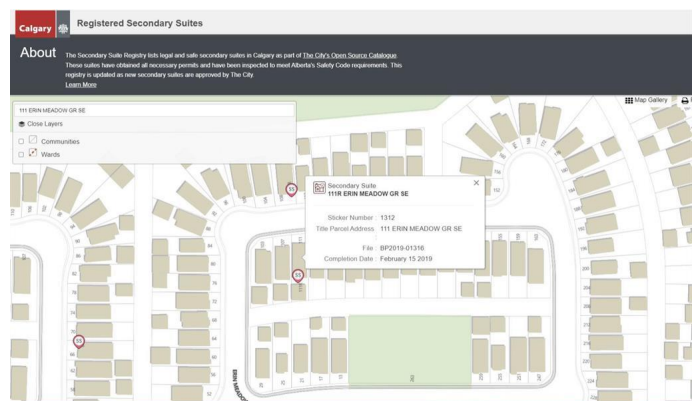
LEGAL WALK-UP SECONDARY SUITE |
DOUBLE GARAGE | FOUR BEDROOMS |
SEPARATE ENTRY AND LAUNDRY FOR
EACH SUITE

Investor and Savvy First Time Home Buyer Alert! Live in one legal suite and rent out the other to make home ownership an affordable reality -- or walk into a profitable turn-key investment property with a legal basement suite inspected and registered with the City of Calgary.

Strategic investors know that homes located close to major employment centers AND major roads will always attract great tenants and outperform other properties. This Erinwoods gem boosts a short commute to either downtown or the Foothills Industrial area with its proximity to the Calgary Ring Road, Piegan Trail and the Deerfoot #2 Highway.

Key features of this home include separate entrances for each suite, laundry in BOTH suites, a bright WALK-OUT legal suite, completely fenced and low maintenance backyard and ample storage in both suites.

The spacious main floor boasts vaulted ceilings with an open floor plan, large dining area with patio doors to a side deck perfect for convenient BBQing and access to the backyard. The stylish kitchen features granite countertops, a new updated tile backsplash (2022), and a full appliance package including a dishwasher. The main floor has all new durable vinyl plank flooring (2021), new W/D



(2022), refinished tub (2022) and his/her closets in the primary bedroom. The legal basement suite has a fully equipped kitchen including a dishwasher (2022), microwave hood fan (2022), double sinks and a breakfast bar open to the living room. The generously sized open living space provides lots of flexibility for a living room plus home office, work out area, or dining room. Both bathrooms have been equipped with humidity sensing bath fans. The well-lit double detached garage is perfectly set up for a workshop as it is insulated, vented and has a separate electrical panel. Additionally, the garage has 2 windows and a separate zone for a security system. The roof was replaced in 2021.

There is EXTREME VALUE in a legalized suite like this oneâ€”no stress about the city shutting you down and sleep easy knowing your tenants are safe! WHY INVEST IN AN ILLEGAL SUITE AND PUT YOURSELF AT RISK? With schools and a bus stop around the corner, East Hills Shopping Centre, arena, parks and sports fields so close by, this is definitely a home to come and see! BE SURE TO TAKE THE 3-D VIRTUAL TOURâ€”CLICK THE LINK.

Built in 1992

Essential Information

MLS® #	A2168162
Price	\$559,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.07
Year Built	1992

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	111 Erin Meadow Green Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3G4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, See Remarks

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	See Remarks, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 9th, 2024
Days on Market	13
Zoning	R-CG

HOA Fees 0.00

Listing Details

Listing Office Baxter & Associates Real Estate Services

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