

76 Erin Park Drive SE  
Calgary, Alberta

MLS # A2218506



\$649,900

Division:	Erin Woods		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,407 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Assigned, Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cleared, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water

Water: -

Sewer: -

Condo Fee: \$ 0

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

This 4-level split home has been renovated and is close to 2000sf of total living area. A total of 5 bedrooms. 3 full baths. New vinyl plank floor, Quartz countertops for the washroom vanities, painted, new high-efficiency furnace, tankless hot water system & more...Check it out! It is like a new home now. Plus skylite in the foyer & high ceilings on the main floor. This is a fantastic home for a growing family. The fenced yard is perfect for your puppy & RV parking. Please note: The condo board is inactive, so there is no condo fee to pay. Only 2 units in this complex ( Side by side) & all owners are self-managed and pay their insurance & utilities.