

73 Erin Woods Place SE
Calgary, Alberta

MLS # A2251480



\$529,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,142 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Microwave Hood Fan x2, Refrigerator x2, Dishwasher, Electric Range, Electric Cooktop, Washer, Dryer

FULLY RENOVATED!! ILLEGAL SUITE BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY ON BOTH LEVELS!! FULL EXTENDED DRIVEWAY!! 1600+ SQFT OF LIVING SPACE!! 4 BED 2.5 BATH!! Step inside to a bright main floor featuring a welcoming living area that flows into the dining space and breakfast nook. The kitchen showcases stainless steel appliances, quality cabinetry, and access to the backyard deck, perfect for outdoor gatherings. A convenient 2PC bath completes this level. Upstairs you'll find 3 bedrooms and a 3PC bath, including a primary bedroom with walk-in closet. Laundry is also located on this level for added ease. The basement offers an illegal suite with a separate entrance, complete with a spacious rec room, kitchen, bedroom, 3PC bath, and its own laundry. Outside, enjoy a huge RV driveway along the side of the home plus a backyard deck for family fun. Located close to schools, shopping, and Erin Woods Park—this property combines comfort, convenience, and value. DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!!