

**7 Erin Park Bay SE
Calgary, Alberta**

MLS # A2258411



\$519,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Rectangular Lot, Views		
Heating:	Forced Air		
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Features: Ceiling Fan(s), Open Floorplan, Sauna, Storage, Vinyl Windows, Wet Bar

Inclusions: Bar fridge

Charming bungalow situated in perhaps the best location in Erin Woods... Perched up in a QUIET CUL-DE-SAC and sandwiched between the school and the park. This 3 bed, 2 bathroom home has been lovingly maintained and updated. You will be impressed by the open and bright floorplan and NEW TILE FLOORING. The kitchen offers ample cabinet space, NEWER APPLIANCES and VIEWS of the park. Watch your kids walk to school from the large deck in the back! The groovy basement makes a perfect man cave and is loaded with potential. Massive family room and 3-pc washroom. Equipped with a WOOD BURNING FIREPLACE, WET BAR, CEDAR SAUNA! Plenty of room for vehicles and toys , with the DOUBLE CAR GARAGE and double parking pad. Some other notable updates include: FRESH PAINT, VINYL FENCING, ROOF (2018), GARAGE ROOF (2019) & DECK (2020). Incredibly convenient and family friendly community, with quick access to schools, parks, shopping, public transportation and major roadways. You will love living here! Book a showing before it's too late and check out the 3D VIRTUAL TOUR.