

\$489,999 - 63 Erin Green Way Se, Calgary

MLS® #A2258567

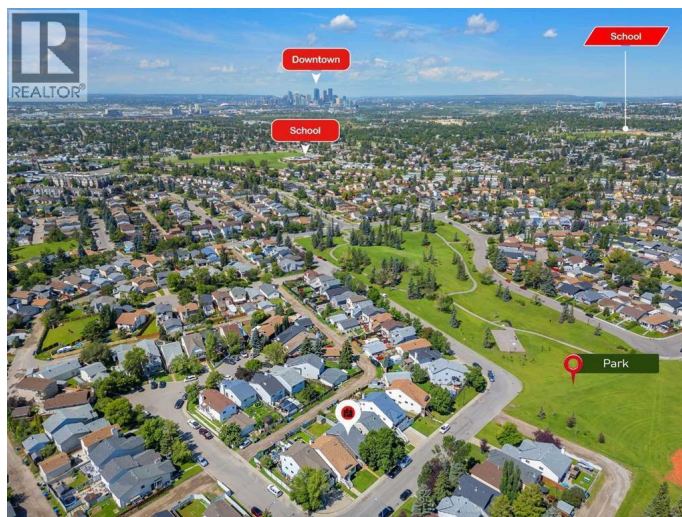
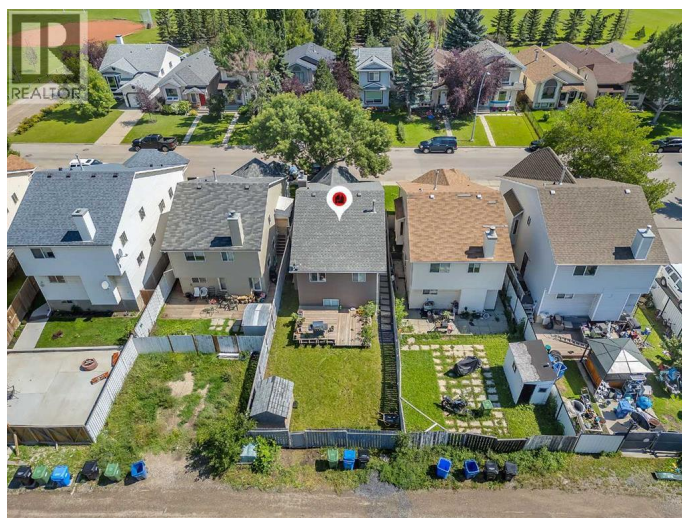
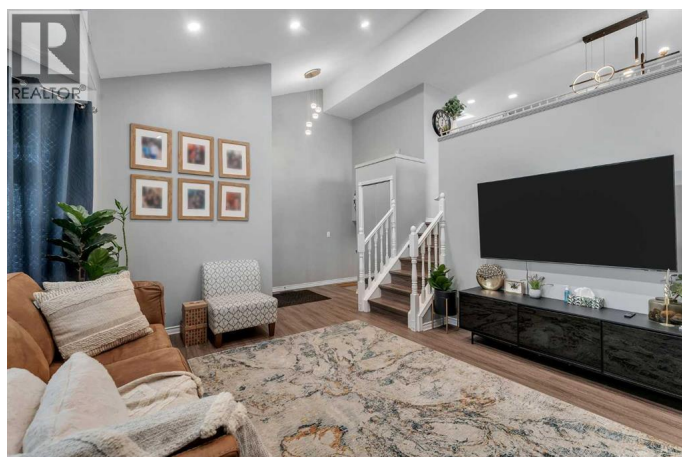
\$489,999

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.08 Acres

Erin Woods, Calgary, Alberta

Welcome to Your Perfect Family Home in Erin Woods! If you've been searching for a home that checks every box; this is it! This beautifully maintained three level split offers a warm, inviting layout, thoughtful updates, and versatile living spaces to suit your family's needs. Step inside to a bright and spacious living room that flows seamlessly into the sizable dining area, perfect for family meals or hosting guests. The kitchen boasts refinished oak cabinetry that blends classic charm with modern updates, while new triple pane front windows (with a transferable warranty) fill the home with natural light and boost energy efficiency. All other windows have been updated to durable vinyl, ensuring low-maintenance, long-lasting quality. Upstairs, you'll find three generously sized bedrooms and a full bathroom, creating a comfortable retreat for the whole family. The lower level offers amazing flexibility; it features an extra bedroom and can be set up a suite with minimal work or used as a private space for a nanny, extended family, or older child. *subject to approvals and permitting by the municipality. *Outside, enjoy your private yard perfect for summer BBQs and family gatherings; while being just minutes from Erin Woods Park, which offers a baseball diamond, basketball court, and a playground for kids to enjoy. Local schools are also only minutes away, making day to day life incredibly convenient. Located in a welcoming community with quick access to major routes, this home is



meticulously cared for and move in ready.Book
your showing today and see why this Erin
Woods gem is the perfect place for your family
to call home. (id:6289)

Built in 1990

Essential Information

Listing #	A2258567
Price	\$489,999
Bedrooms	4
Bathrooms	2.00
Square Footage	1,002
Acres	0.08
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	63 Erin Green Way Se
Subdivision	Erin Woods
City	Calgary
Province	Alberta
Postal Code	T2B3C3

Amenities

Amenities	Playground, Schools
Features	Back lane, PVC window
Parking	Other

Interior

Appliances	Refrigerator, Oven - Electric, Cooktop - Electric, Dishwasher, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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