

\$499,999 - 52 Erin Park Drive Se, Calgary

MLS® #A2264119

\$499,999

2 Bedroom, 1.00 Bathroom, 908 sqft
Single Family on 0.08 Acres

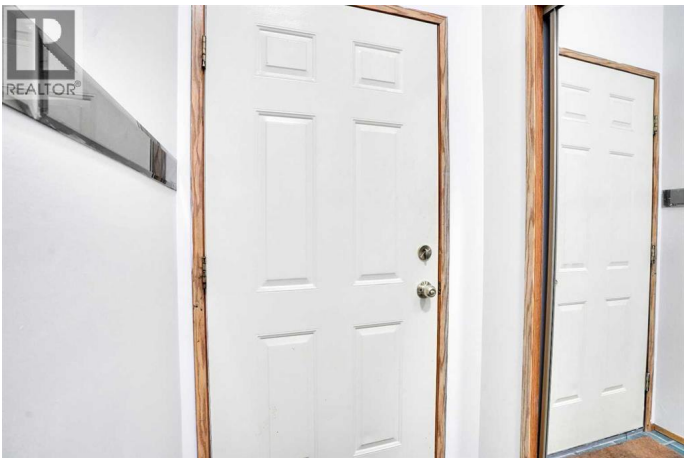
Erin Woods, Calgary, Alberta

Welcome to this well-maintained and conveniently located home offering incredible value and versatility! The main floor features 2 spacious bedrooms, a bright and inviting living area, a full 4-piece bathroom, and a functional kitchen – perfect for families, first-time buyers, or investors. Large windows allow for plenty of natural light throughout the space. The illegal basement suite offers two additional bedrooms, a comfortable living space, a second kitchen, a full bathroom, and private laundry, making it ideal for extended family. Several key upgrades have already been completed, including a new garage roof in 2021, the house roof redone in 2017, a high-efficiency furnace installed in 2016, and a new 40-gallon water heater added in 2024. Garage is accessible from back alley. You™ll appreciate the ease of living with essential and lifestyle conveniences just minutes away: Don™t miss this outstanding opportunity that blends functionality, income potential, and proximity to everything you need. Book your viewing today! (id:6289)

Built in 1989

Essential Information

Listing #	A2264119
Price	\$499,999
Bedrooms	2
Bathrooms	1.00



Square Footage	908
Acres	0.08
Year Built	1989
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	52 Erin Park Drive Se
Subdivision	Erin Woods
City	Calgary
Province	Alberta
Postal Code	T2B2Z9

Amenities

Amenities	Playground, Schools
Features	See remarks
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Washer & Dryer, Water Heater - Gas
Heating	Central heating
Cooling	None

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	URBAN-REALTY.ca
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