



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

654 Erin Woods Drive SE
Calgary, Alberta

MLS # A2228322



\$550,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

ATTENTION!!! A wonderful house for you is here! First time home buyers don't miss it. Erin Woods is a fantastic and green community which is also close to inner city. The house is bright with 1281 sqft above grade living space and new floor (2022). You will totally enjoy your either summer days or winter days in a wide living room with large windows. The kitchen has been upgraded (2024) with quartz counter and wood shelves combine with a good size for dinning area, windows, and a half bath for your convenience. Upstairs offer 3 stunning good size bedrooms and 1 full bath. The basement provide a private big room that you can enjoy your entertainment or an additional bed. This area also offers 3-piece bathroom and closet. The house also comes with TWO set of washers/dryers for both upstairs and basement and CENTRAL VACUUM! The house has its own impression with LIMEWASH painting style (it's not leaking). The backyard features a deck, large green space and parking area with enough room to build a double car garage in the future. Its location can't be beat! With easy access to three major roadways (Stoney Trail, Deerfoot Trail, 52nd Street SE) the entire city of Calgary is accessible for you to enjoy and explore. Erin Woods is known as a family-friendly and affordable neighbourhood with a community-oriented vibe. It boasts various green spaces, parks, and proximity to schools and public transit. International Avenue is only 5 minutes away that you can find many of amenities such as grocery stores, restaurants, personal wellness services and much more shops. Don't wait until it's gone, call your favourite realtor today!