



GRASSROOTS
REALTY GROUP

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

**39 Erin Green Way SE
Calgary, Alberta**

MLS # A2233676



\$429,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,090 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome home to affordability. Across from the park is nestled this freshly painted 2-storey home located in the southeast community of Erin Woods. Open concept interior, living room with large windows for loads of natural sunlight, laminate flooring, spacious kitchen with eating area perfectly placed at the back of the house to looks out to deck and easy access to the rear yard. Heading upstairs you will find the large primary bedroom with a generously sized closet, plus the second and third good sized bedrooms, and a full bathroom. The partially finished lower level has great potential and awaits your creativity. This home is within walking distance of many amenities Erin Woods has to offer, including restaurants, coffee shops, grocery stores, banks, schools, parks, and more and everything else that matters.