



GRASSROOTS
REALTY GROUP

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128 ERIN MEADOW Way SE
Calgary, Alberta

MLS # A2233908



\$475,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	843 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, On Street, Outside,		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Pantry		

Inclusions: N/A

This is the one you've been waiting for. A home that offers more than walls and windows—it offers a new beginning. Whether you're searching for your first family home, a space to grow your future, or a smart investment with income potential, this beautifully kept bi-level gem in Erin Woods has it all. From the curb, you'll feel it. From the entry, you'll know it. This home has been lovingly maintained, thoughtfully upgraded, and is ready for you to move in and thrive. What Makes It Truly Special: >> Fresh new roof on both the house and garage — worry-free living starts here >> 360 Solar Guard windows bathe the home in natural light while keeping it energy-smart and cool >> Elegant back entrance door with built-in blinds — secure, stylish, and functional >> A practical kitchen island and pantry make cooking and gathering easy and enjoyable >> Brand new overhead range fan — fresh, clean, and ready for daily life >> Two full bathrooms, one on each level — convenience for all >> Two fridges and two water tanks — perfect for large families or suite-ready setups >> Modern basement windows bring in ample light with a secure, polished finish >> A cozy firepit in your fully fenced backyard — ideal for summer evenings and marshmallow memories >> Freshly painted back deck — your private outdoor oasis awaits >> Detached single garage with alley access — private, secure, and versatile >> No rear neighbors — enjoy peace, privacy, and open skies This home is AFFORDABLE and packed with enormous income potential—a rare opportunity in today's Calgary market. With basement suite potential (subject to city approval), the possibilities are wide open. Location You'll Love: >> Just a 5-minute walk to Erin Woods School — ideal for young families

>> 12-minute walk to East Calgary Twin Arena – perfect for hockey players and skaters >> Minutes’ walk to restaurants and a convenience store – everyday ease at your doorstep >> Close to 17th Avenue’s vibrant food & culture scene, and only minutes from East Hills Shopping Centre, Walmart, Costco, and more >> Quick access to Deerfoot Trail, Stoney Trail, and public transit This isn’t just a house—it’s your fresh start. Your next chapter. Your opportunity. Book your private viewing today before it's taken by someone else.