



GRASSROOTS
REALTY GROUP

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122 Erin Woods Circle SE
Calgary, Alberta

MLS # A2240269



\$354,900

Division:	Erin Woods		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,204 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Covered, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MH
Foundation:	Other, See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Skylight(s)		

Inclusions: N/A

OPEN HOUSE SUN SEPT 21st 1-3 pm @ 122 ERIN WOODS CIRCLE S.E.Quiet CUL-DE-SAC Location for this Bright Open Bungalow! Why rent when you can own this Very Well Maintained Home! No monthly pad fee! You Own the Land! 3 Bedrooms, 2 Full Bathrooms! Spacious Living Room and Kitchen with Breakfast Nook, Loads of Cabinetry, Water Filtration System and Skylite + Brand New Luxury Plank Flooring & Subway Tile Back splash in the Kitchen! Large Private Primary Bedroom with Walk-In Closet & Awesome Newer Shower, Tile Flooring, Toilet, Sink & Tap! Off Street Parking for 2 Vehicles PLUS a Newer 15x13 Carport! MANY UPGRADES Including: Newer Furnace, Appliances, Siding, Pex Plumbing, Paint, Light Fixtures, Deck & the Carport! The Main 4 Piece Bathroom features a Newer Tub, Tile, Toilet, Tap & Sink as well! Large Shed/Workshop with newer Shingles! Perfectly Located with easy access to Deerfoot, Peigan, Stoney Trails, Downtown and All Amenities!!