



**GRASSROOTS**  
REALTY GROUP

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**159 Erin Woods Drive SE**  
**Calgary, Alberta**

**MLS # A2242110**



**\$495,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Storage Shed

WELCOME to your new HOME in the heart of Erin Woods. AMAZING, updated starter home for First-Time Buyers/Investors. This 2-Storey home offers 3 bedrooms + 1.5 bathrooms + developed basement + new double detached garage. UPGRADES &ndash; Furnace (2022), Humidifier (2023), Washer (2023), All new triple pane Energuide rating 90 windows (2024), Attic insulation R value 54-56 (2024), New detached 22 ft x 22 ft garage with 100 amp for your electric cars + myQ opener (2025). Main offers spacious living room, dining room, half bathroom and updated kitchen with stainless steel appliances and south backyard 12ft x 8ft deck. Upper offers 3 good sized bedrooms, 4-piece bathroom with Jack & Jill door into the primary bedroom. The developed basement offers large family room, a den (which can be converted into a 4th bedroom) + laundry room. Close to schools, parks, transit, and shops. Easy access to Peigan Trail and Deerfoot Trail. ONLY 15 mins to Downtown. Call Today to VIEW!