



GRASSROOTS
REALTY GROUP

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

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

MLS # A2248360



\$440,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,415 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

This sale is under Part 7 of the Civil Enforcement Act in Alberta. The property has had the upper floor renovated with a complete new four piece bathroom, doors and laminate flooring. The main floor and the basement have had renovations started but are incomplete. This is a great opportunity for the person who can see the future potential and is prepared to do some work. There is a main floor family room with a fire place, a separate living room, dining room, 2 piece bathroom, good sized kitchen with an eating area. The lower level currently has a rumpus room, bedroom and a 3 piece bathroom. The one time rear deck is now enclosed and leads to an ornamental brick patio in the rear yard. The rear detached garage is an oversized double. The home is close to schools, shopping and public transportation.