



GRASSROOTS
REALTY GROUP

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210 Erin woods Circle SE
Calgary, Alberta

MLS # A2265036



\$349,900

Division:	Erin Woods		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,241 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Level, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s)		

Inclusions: none

This beautifully updated DETACHED 3-BEDROOM, 2-FULL-BATHROOM HOME is a rare find—FULLY RENOVATED AND PRICED AT JUST \$350K, MAKING IT THE HOTTEST DEAL IN TOWN! Enjoy peace of mind with NEW PLUMBING, A NEW ROOF, A BRAND-NEW DECK, UPGRADED FLOORING, AND MODERN APPLIANCES WITH A 2-YEAR WARRANTY. Both bathrooms have been COMPLETELY REDONE, and the FURNACE has been updated for comfort and efficiency. The OPEN-CONCEPT LAYOUT is perfect for entertaining family and friends, while the SPACIOUS PRIMARY SUITE features a LARGE WALK-IN CLOSET AND PRIVATE ENSUITE. The ADDITIONAL BEDROOMS offer flexibility for guests, a home office, or a creative space. Step outside to your FULLY FENCED BACKYARD, ideal for BBQs, outdoor fun, and relaxation. DON'T MISS THIS INCREDIBLE OPPORTUNITY—BOOK YOUR PRIVATE SHOWING TODAY BEFORE IT'S GONE!