



GRASSROOTS
REALTY GROUP

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7 Erin Park Bay SE
Calgary, Alberta

MLS # A2267050



\$478,500

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Sauna, Storage, Vinyl Windows, Wet Bar		

Inclusions: Bar fridge, Wardrobes (x2)

START THE CAR - INCREDIBLE VALUE for this well maintained home in a QUIET CUL-DE-SAC! Charming bungalow situated between the school and a park. This 3 bed, 2 bathroom home has been lovingly maintained and updated. You will be impressed by the open and bright floorplan and NEW TILE FLOORING. The kitchen offers ample cabinet space, NEWER APPLIANCES and VIEWS of the park. Watch your kids walk to school from the large deck in the back! The groovy basement makes a perfect man cave and is loaded with potential. Massive family room and 3-pc washroom. Equipped with a WOOD BURNING FIREPLACE, WET BAR, CEDAR SAUNA! Plenty of room for vehicles and toys , with the DOUBLE CAR GARAGE and double parking pad. Some other notable updates include: FRESH PAINT, VINYL FENCING, ROOF (2018), GARAGE ROOF (2019) & DECK (2020). Incredibly convenient and family friendly community, with quick access to schools, parks, shopping, public transportation and major roadways. You will love living here! Book a showing before it's too late and check out the 3D VIRTUAL TOUR.