



**GRASSROOTS**  
REALTY GROUP

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

**40 Erin Circle SE**  
**Calgary, Alberta**

**MLS # A2273908**



**\$509,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 40 Erin Circle SE, a charming and well-maintained home nestled in the family-friendly community of Erin Woods. This inviting property offer 5 bedrooms, 3 bathroom, laundry in main floor and basement, 2 separate kitchen, ideal for live up rent down. The main floor boasts a spacious and bright living room with large bay windows, connected with the dining area. Kitchen is fully equipped with ample cabinetry and stainless steel appliances. You will also find a comfortable primary suite with a 2pc ensuite and walk-in closet, and another 3 good-sized bedrooms, fully updated bathroom with a jetted tub for your relaxing. Basement is fully finished with 2 bedrooms, 1 bathroom, a separate kitchen and a laundry room. Outside, the fenced yard provides the ideal setting for summer gatherings or gardening. With convenient parking, easy access to Peigan Trail, Deerfoot Trail and Stoney Trail, and close proximity to schools, parks, shopping, and transit, this home is a fantastic opportunity for families and first-time buyers alike. Book your private showing today and discover everything 40 Erin Circle SE has to offer!