



**59 Erin Woods Place SE  
Calgary, Alberta**

**MLS # A2286289**



**\$449,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Metal Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** NA

Welcome home to your Perfect & Affordable, 2-Storey Detached Family Home in the quaint community of Erin Woods. This beautiful family home with Rubber stone front steps (2025), enters to a Riverstone front foyer (2025), with a good sized layout of 1100+sqft above grade, a private fenced backyard, 3-beds up, 2-baths (1-2pc main, 1-4pc common up), and washer/dryer (2024) in the basement. The functional kitchen with tile backsplash, includes all the appliances you could need (Fridge, Stove, Dishwasher), that transitions to the Large Deck with gas hookup & Large private Backyard with RV access, where you can entertain guests and enjoy summer BBQ's. The finished basement provides another large recreational area, along with ample storage in the utility room. BONUS!!! Roof shingles replaced in 2024, on Demand Water Heater 2017, Furnace 2010, Windows 2008. This home provides convenient access to Deerfoot Trail for quick access downtown or south/north of Calgary, and is a quick drive to Elliston park to enjoy the annual fireworks! View this home for yourself today before it's gone!!!