



GRASSROOTS
REALTY GROUP

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151 Erin Park Close SE
Calgary, Alberta

MLS # A2287304



\$464,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,023 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped		

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:	Bar, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: freezer in the basement, wooden workbench and wooden shelves in the garage, floating shelves (all), mirror in the basement bedroom, white shelving with grey counter top in the kitchen, trampoline, blinds, dart board

Welcome to this meticulously maintained bungalow in the heart of Erin Woods — where pride of ownership truly shines. This home is the total package: thoughtful upgrades, smart functionality, and future potential all wrapped into one move-in ready property. Step inside to a bright, welcoming main floor featuring beautiful Hunter Douglas blinds in the living room and a layout designed for easy everyday living. The comfort upgrades are already done for you — air conditioning added in 2023, windows replaced in 2020, and a new 50-gallon hot water tank (2024) for peace of mind. Downstairs, the fully finished basement offers incredible flexibility — complete with a separate side entrance, making it a prime opportunity for a future suite. Whether you're thinking multigenerational living or added income potential, the setup is already in your favour. Now, let's talk garage goals. The detached garage is fully insulated (2022), heated (2022), features a 240V outlet, and even has a brand new roof (2025). Workshop? Home gym? EV charging? You're covered. Outside, enjoy a private backyard with a self-maintaining, drought-resistant garden — low effort, high enjoyment. This is the kind of home where the big-ticket items are done, the upgrades are thoughtful, and the possibilities are exciting. Welcome home!!