



**955 Erin Woods Drive SE  
Calgary, Alberta**

**MLS # A2292866**



**\$479,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Lovingly cared for fully developed home with a detached double garage, RV parking and central AC for those hot summer days! You are welcomed into the home to a spacious foyer and front living room offering an abundance of natural light leading you to the eat-in kitchen with ample cabinet space, stainless steel appliances and access to the generously scaled deck (19'x8') and sunny WEST facing backyard. Upstairs you will find three bedrooms (the primary with a walk-in closet) accompanied by a 4 piece bathroom. The basement is complete with a family room, storage room and laundry room. Situated within walking distance to the playgrounds and Erin Woods School...schedule your showing today!