



126 Erin Road SE
Calgary, Alberta

MLS # A2296307



\$450,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: None

Welcome to 126 Erin Road SE, a well-maintained two-storey home offering 3 bedrooms, 1 den and a functional layout. The main floor features a bright living room, dedicated dining area, and a practical kitchen, along with a convenient powder room, all finished with durable laminate and tile flooring. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom, with continued laminate flooring throughout for a cohesive feel. The fully developed basement adds valuable living space with an additional bedroom, rec room, and storage area. Step outside to enjoy the backyard complete with a wood deck, shed, and rear alley access. Ideally located within walking distance to Erin Woods Park and Erin Woods School, with quick access to Peigan Trail, 52 Street, and Stoney Trail. Nearby schools include West Dover School, Ian Bazalgette School, Valley View School, and Holy Cross Elementary Junior High, making this a fantastic opportunity in a convenient, family-friendly community.