



**125 Erin Woods Circle SE
Calgary, Alberta**

MLS # A2299827



\$295,000

Division:	Erin Woods		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MH
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Owning a modular home is one thing, **OWNING THE LAND** it sits on is what truly sets this property apart. No monthly park fees, no lease payments, just real ownership and long-term value, which is rare to find in this segment. Set on a larger than typical lot and backing onto a park, this home offers a level of space and privacy that most comparable properties simply can't match. Tucked away at the end of a **QUIET** cul-de-sac, you get minimal traffic, more peace, and a setting that feels removed from the noise. With over 1,200 sq ft, the layout is designed for real functionality. Fresh paint, new living room **VINYL PLANK** flooring, and **CENTRAL AIR CONDITIONING** give the home a clean, comfortable, move-in ready feel. The floorplan is well thought out, with two bedrooms and a full bathroom on one side, while the primary bedroom is positioned on the opposite end, complete with a walk-in closet and its own 4-piece ensuite. That separation creates privacy that works for families, guests, or even a home office setup. A side entrance leads out to a large deck and a fully fenced yard, giving you a private outdoor space that's hard to find at this price point. There's also room for two vehicles and a garden shed for additional storage. If you've been looking for affordability without giving up ownership, space, and privacy, this is a rare opportunity that stands out from the rest!