



15 Erin Green Way SE
Calgary, Alberta

MLS # A2300306



\$459,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,033 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Irregular Lot		

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

Inclusions: N/A

Welcome to this well-located bi-level home in the established community of Erin Woods, perfectly positioned across from a beautiful green space with walking paths, offering a great setting for outdoor enjoyment and everyday living. The main level features a bright and inviting living room that flows seamlessly into an open dining area and a spacious kitchen, creating a functional layout ideal for both daily life and entertaining. This level also includes three bedrooms, including the primary, along with a full 4 piece bathroom. The basement offers additional potential with partial development already underway, including framing and drywall, and features a family room, a fourth bedroom, a laundry area, and the utilities room, allowing you to complete the space to suit your needs. The backyard provides room to park two vehicles or explore the option of adding a future garage. Whether you are a first-time buyer looking to enter the market or an investor seeking a solid addition to your rental portfolio, this property offers great value and opportunity in a convenient location.