



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

MLS # A2301111



\$464,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	895 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: None

A fantastic opportunity in Erin Woods for buyers seeking affordability, flexibility, and income potential. This well-kept home offers comfortable living on the main level plus an illegal basement suite complete with its own kitchen, making it ideal for multi-generational living or a live-up/rent-down setup. The main level offers a bright living room, spacious kitchen with ample cabinetry and room for dining. 2 well-sized bedrooms with great layout, and dedicated laundry for added convenience. The basement features its own kitchen, living area, and another 2 good sized bedrooms, and its separate laundry. With its private feel and functional design, the basement adds valuable versatility and strong mortgage-helper potential to the home. Step outside to enjoy the private yard with room for gardening, play, or outdoor entertaining. A carport offers covered parking and extra convenience for households or tenants. Located just a short walking distance to Erin Woods school, park, playground and pathways, with quick access to Peigan Trail, Deerfoot Trail and Stoney Trail. Don't miss this versatile, income-boosting opportunity in Erin Woods. Book your private showing today.