



**GRASSROOTS**  
REALTY GROUP

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**155 Erin Road SE**  
**Calgary, Alberta**

**MLS # A2200191**



**\$534,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** NONE

INVESTOR ALERT, FIRST TIME BUYER ALERT!!! LIVE UP RENT DOWNSTAIRS. 5 HUGE BEDROOMS WITH SEPERATE ENTRANCE FOR THE BEAUTIFUL 2 BEDROOMS ILLEGAL BASEMENT SUITE.THIS HOME IS VERY BEAUTIFULL AND CLOSE TO ALL AMENITIES. HUGE BACK LOT FOR FUTURE 4 PLEX.