



**76 Erin Park Drive SE
Calgary, Alberta**

MLS # A2204860



\$750,000

Division:	Erin Woods		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,407 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Assigned, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water		

Inclusions: N/A

This 4-level split home has been renovated and is close to 2000sf of total living area. (The washroom toilet pipe snapped.) New vinyl plank floor, Quartz countertops for the washroom vanities, painted, new high-efficient furnace, tankless hot water system & more...Check it out! It is like a new home now. Plus skylite in the foyer & high ceilings on the main floor. Please note: The condo board is inactive, so there is no condo fee to pay. Only 2 units in this complex (Side by side) & all owners are self-managed and pay their insurances & utilities.