

# \$450,000 - 135 Erin Road Se, Calgary

MLS® #A2201911

**\$450,000**

2 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

CALLINGÂ all investors and First Time Home BuyersÂ Alert! FANTSTIC way to walk into a profitable turn-key investment property. Savvy investors know that homes located close to major employment centers along major roads will always attract great tenants and outperform other properties. This Erin woods gem boosts a short commute to either downtown or the Foothills Industrial area with its proximity to the Calgary Stoney Trail, Peigan Trail and the Deerfoot Trail. The spacious main floor boasts a serene living room with carpet, dining area with large window so the sunshine can stream into this area. Adjacent to the dining area is the well laid out kitchen. Has 4 appliances and a wonderful sink. The main level has a 4 pc bathroom, linen closet, storage area and a second bedroom. To round out the main level is the primary bedroom, this room offers patio doors that opens up to a private deck for those morning coffee, or curling up with your favorite book. This home backs onto Peigan Trail. Heading to the lower levelâ€¦ imagine what you can do with this space !! The generously sized open living space provides lots of flexibility for a living room, home office, work out area or even a place to entertain. Check out the wood burning stove !!! The roof shingles were replaced in 2015. There is EXTREME VALUE in a bi-level home especially in Erin Woods. With schools and a bus stop within close proximity, East Hills Shopping Centre, arena, parks and sports



fields so close by, this is definitely a place to call home.

Built in 1992

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201911    |
| Price          | \$450,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 863         |
| Acres          | 0.08        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 135 Erin Road Se |
| Subdivision | Erin Woods       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2B 3H4          |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Laminate Counters, Storage                              |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning Stove   |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Private Yard     |
| Lot Description   | Backs on to Park/Green Space, Lawn |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Wood Frame               |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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