



GRASSROOTS
REALTY GROUP

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167 Erin Mount Place SE
Calgary, Alberta

MLS # A2313964



\$389,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,155 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Investor, renovator, or handyman special! This 2-storey home in Erin Woods offers an excellent opportunity to build equity and bring your vision to life. Featuring a functional layout with a bright living room, spacious kitchen, and convenient 2-piece bathroom on the main floor. Upstairs, you'll find 3 bedrooms, including an oversized primary bedroom, along with a full bathroom. The undeveloped basement offers plenty of potential for future development and currently houses the laundry area. Outside, enjoy a private backyard complete with a deck and patio, providing a great foundation for creating your own outdoor retreat. A rear parking pad offers off-street parking convenience. Located close to schools, parks, shopping, transit, and major roadways, this property presents a fantastic opportunity for those looking to renovate, invest, or customize a home to their own tastes. Bring your ideas and unlock the potential this property has to offer!