



GRASSROOTS
REALTY GROUP

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146 Erin Road SE
Calgary, Alberta

MLS # A2319410



\$475,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,034 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: Shed

****OPEN HOUSE SATURDAY August 1st 12pm - 3pm**** Stop compromising between lifestyle and function. This extensively renovated home in the heart of Erin Woods is a rare find, perfectly balancing modern style with incredible utility. The bright, open-concept main floor features large windows, premium LVP flooring, and a sleek, kitchen complete with full-height high-gloss cabinets and quartz countertops. Step through updated patio doors to a private backyard oasis featuring a beautiful deck and pergola, perfect for weekend relaxation. Upstairs, you will find a massive primary bedroom with custom built-in closets, two generous secondary bedrooms, and a fully renovated 4-piece bathroom, all complemented by updated carpeting throughout. The true highlight of this property is the massive, heated, and insulated oversized detached double garage, a professional-grade space perfect for a workshop, home gym, or creative studio. Beyond the garage, the property offers unmatched parking flexibility with space for an RV or trailer, plus a fully developed basement featuring a side entrance and easy potential for a 4th bedroom. With proximity to the East Hills shopping corridor and major transit, this home is built for someone who values both space and convenience. Meticulously updated and ready for its new owners, this versatile property is truly one of a kind. Book your private showing today!