



GRASSROOTS

REALTY GROUP

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32 Erin Woods Court SE
Calgary, Alberta

MLS # A2325195



\$325,000

Division:	Erin Woods		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	824 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 320

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-CG d57

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: None

A multi-level layout in a quiet Erin Woods court, with three living areas across three levels and natural light on every floor. The main floor is open and built for hosting. The living room runs into the kitchen and dining area, with a peninsula that seats two. White quartz, stainless appliances, and a brushed gold faucet. Brass globe pendants hang over the kitchen. A wide front window drops light across the room from morning to late afternoon. Two bedrooms upstairs and a full bathroom. The primary fits a queen bed with a ceiling fan overhead. The second bedroom works as a guest room, kid's room, or office. The lower level is finished and bright, set up as a second living room, a media space, or a home office. The recent updates do the heavy lifting. New quartz counters, a new sink, and a new faucet in November 2021. New flooring on the main and fresh carpet upstairs in January 2022. New artificial turf in the backyard in April 2023. A smart lock and thermostat sit at the front door. Move-in ready, with no projects waiting. Out back, the deck steps down to a private fenced yard with artificial turf and a mature tree for shade. String lights are already up. The garden gets full sun through spring and summer and almost no work to keep it tidy. The location is the other half of the story. 12 minutes to downtown for work. Transit stops at the end of the complex. The city skyline sits within a short walk. The street is quiet and the neighbours are families, which is part of why the sellers stayed as long as they did.