



GRASSROOTS
REALTY GROUP

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37 Erin Woods Place SE
Calgary, Alberta

MLS # A2329364



\$449,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,100 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gated, Off Street, On Street, RV Access/Parking, RV Gated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Suspended Ceiling, Tankless Hot Water, Vinyl Windows		

Inclusions: pantry

Open house Saturday the 18th and Sunday the 19th from 12pm-2pm Welcome Home!! This beautifully maintained 1,100 sq. ft. two-storey home is nestled in the family-friendly community of Erin Woods and offers exceptional value for first-time buyers, young families, or anyone looking for a move-in-ready home. Step inside and you'll immediately appreciate the pride of ownership throughout. The spacious living room is filled with natural light thanks to its large front windows, creating a bright and inviting space to relax or entertain. The well-appointed kitchen offers an abundance of cupboard and counter space, a large pantry, and plenty of room for preparing meals or hosting family dinners and gatherings. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The spacious primary bedroom features large windows and offers the perfect retreat to create your own private oasis. The fully finished basement adds even more functional living space, making it ideal for a family room, home theatre, gym, office, or playroom. It also includes a full bathroom and a spacious laundry room. Step outside and you'll discover one of this home's standout features—the incredible backyard. The large covered deck is the perfect place to enjoy summer BBQs or relax with family and friends. The expansive yard offers plenty of room for kids to play, pets to roam, or to enjoy the existing garden. A rear gate provides convenient RV parking, with ample space to build a future garage if desired. This home also offers peace of mind with many of the major updates already completed, including a newer furnace, newer exterior windows and doors, a recently replaced roof, on-demand hot water, and central air conditioning. Ideally located close to schools, parks, shopping, walking

paths, and everyday amenities, this is a home you'll be proud to call your own. WELCOME HOME!!