



**GRASSROOTS**  
REALTY GROUP

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68 Erin Park Drive SE  
Calgary, Alberta

MLS # A2335489



**\$419,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Erin Woods             |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bi-Level               |        |                   |
| Size:     | 956 sq.ft.             | Age:   | 1987 (39 yrs old) |
| Beds:     | 5                      | Baths: | 2                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Back Lane, Corner Lot  |        |                   |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Forced Air                      | Water:     | -    |
| Floors:     | Hardwood, Laminate, Tile        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -    |
| Basement:   | Full                            | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame        | Zoning:    | R-CG |
| Foundation: | Poured Concrete                 | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home |            |      |

Inclusions: None

Discover exceptional value in this spacious family home in Erin Woods, offering 5 bedrooms, 2 full bathrooms, a double detached garage, and the added privacy and curb appeal of a corner lot. With room for a growing family, flexible living spaces, and a bright, welcoming interior, this property delivers comfort and functionality in one of SE Calgary's most accessible communities. Stepping inside to find a bright main living area, kitchen with ample cabinetry. Dining area has a French door opening directly onto a patio creating a seamless indoor-outdoor flow for morning coffee, summer BBQs, and easy entertaining. There are 3 good sized bedrooms on the main floor with a full bathroom. The basement is fully finished a lard rec room, 2 bedroom and another full bathroom. The flexible layout supports multiple generational living or potential live up rent down. Home and appliances are sold as-is where-is. The double detached garage provides secure parking or more storage. Low-maintenance fenced yard designed for easy upkeep &mdash; perfect for busy families, pets, and outdoor enjoyment without the hassle. This home is conveniently located on a quiet street in Erin Woods with just steps from parks, playgrounds and Erin Wood school, quick access to Peigan Trail, Deerfoot Trail and Stoney Trail, 15mins to downtown. Book your private showing today and see the value for yourself.