



GRASSROOTS
REALTY GROUP

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68 Erin Park Drive SE
Calgary, Alberta

MLS # A2352245

\$594,999

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	955 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Irrigation		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: Dishwasher x2, Electric Stove x2, Microwave Hood Fan x2, Refrigerator x2

Welcome to this extensively renovated bi-level on a spacious corner lot in Erin Woods, offering an exceptional combination of modern finishes, flexible living space, and income potential. Featuring 5 BEDROOMS, 2 FULL BATHROOMS, 2 KITCHENS, SEPARATE LAUNDRY, and an ILLEGAL BASEMENT SUITE WITH A SEPARATE ENTRANCE FROM THE MAIN DOOR, this home is perfectly suited for growing families, multi-generational living, or savvy investors. The sun-filled main level welcomes you with an oversized front window, side patio doors, and a contemporary FIREPLACE. The open living and dining areas flow beautifully into the brand-new kitchen featuring quartz countertops, sleek white cabinetry, stainless steel appliances, and generous storage. Three spacious bedrooms, an updated 4-piece bathroom, and separate upper-level laundry complete this level. Downstairs, the bright ILLEGAL SUITE enjoys its own separate entrance from the main door, along with a kitchen, 2 bedrooms, full bathroom, separate laundry, and a second FIREPLACE for added warmth and comfort. The thoughtful layout provides excellent separation between the two living spaces while maintaining flexibility for extended family or mortgage-helper potential. The fully fenced yard offers ample space for entertaining, children, and pets, while the detached INSULATED GARAGE, previously wired for heating, adds everyday convenience. Close to schools, parks, shopping, transit, and major routes, this extensively renovated property is move-in ready and packed with value. Book your showing today!