

43 Erin Woods Place SE
Calgary, Alberta

MLS # A2227678



\$489,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Storage		

Inclusions: N/A

Lovingly updated and MOVE-IN READY, this 3-BEDROOM FAMILY HOME sits on a quiet cul-de-sac with over 1,100 SQ FT ABOVE GRADE + A FINISHED BASEMENT, an OVERSIZED SINGLE GARAGE, RV PARKING, and an ABUNDANCE OF ADDITIONAL PARKING. Bright, spacious, and impeccably maintained—this home shows 10/10! The main floor features a large living room, a sun-filled kitchen with FRENCH DOORS to the deck, and a SKYLIGHT that brings in even more natural light. Downstairs is fully finished with SOUNDPROOFED ROXUL CEILING, recessed lighting, fresh paint, and HARDWIRED SMOKE DETECTORS. UPGRADES INCLUDE: NEW ROOF (2020), NEW COMPOSITE DECK with privacy wall, HEATED TILE FLOORING, NEW FURNACE (2015), NEW SIDING on garage, A/C, and NEW FRIDGE & WASHER (2020/21). While the windows are not brand new, they've been UPDATED FROM ORIGINAL and remain in excellent condition. Enjoy a sunny yard with plenty of privacy, a LOW-MAINTENANCE EXTERIOR, and the perfect space to unwind or entertain. Just minutes from STONEY, DEERFOOT, BARLOW, 52ND STREET, Foothills Industrial, and a quick commute to DOWNTOWN OR THE AIRPORT. Tons of value, pride of ownership, and truly AMAZING NEIGHBOURS—this one has it all!