

**73 Erin Woods Place SE**  
**Calgary, Alberta**

**MLS # A2251480**



**\$529,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance		

**Inclusions:** Microwave Hood Fan x2, Refrigerator x2, Dishwasher, Electric Range, Electric Cooktop, Washer, Dryer

**FULLY RENOVATED!! ILLEGAL SUITE BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY ON BOTH LEVELS!! FULL EXTENDED DRIVEWAY!! 1600+ SQFT OF LIVING SPACE!! 4 BED 2.5 BATH!!** Step inside to a bright main floor featuring a welcoming living area that flows into the dining space and breakfast nook. The kitchen showcases stainless steel appliances, quality cabinetry, and access to the backyard deck, perfect for outdoor gatherings. A convenient 2PC bath completes this level. Upstairs you'll find 3 bedrooms and a 3PC bath, including a primary bedroom with walk-in closet. Laundry is also located on this level for added ease. The basement offers an illegal suite with a separate entrance, complete with a spacious rec room, kitchen, bedroom, 3PC bath, and its own laundry. Outside, enjoy a huge RV driveway along the side of the home plus a backyard deck for family fun. Located close to schools, shopping, and Erin Woods Park—this property combines comfort, convenience, and value. **DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!!**