

**210 Erin woods Circle SE
Calgary, Alberta****MLS # A2265036****\$349,900****Division:** Erin Woods**Type:** Residential/Manufactured House**Style:** Modular Home**Size:** 1,241 sq.ft. **Age:** 1991 (35 yrs old)**Beds:** 3 **Baths:** 2**Garage:** Parking Pad**Lot Size:** 0.07 Acre**Lot Feat:** Cul-De-Sac, Level, Pie Shaped Lot, Views

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s)		
Inclusions:	none		

This beautifully updated DETACHED 3-BEDROOM, 2-FULL-BATHROOM HOME is a rare find—FULLY RENOVATED AND PRICED AT JUST \$350K, MAKING IT THE HOTTEST DEAL IN TOWN! Enjoy peace of mind with NEW PLUMBING, A NEW ROOF, A BRAND-NEW DECK, UPGRADED FLOORING, AND MODERN APPLIANCES WITH A 2-YEAR WARRANTY. Both bathrooms have been COMPLETELY REDONE, and the FURNACE has been updated for comfort and efficiency. The OPEN-CONCEPT LAYOUT is perfect for entertaining family and friends, while the SPACIOUS PRIMARY SUITE features a LARGE WALK-IN CLOSET AND PRIVATE ENSUITE. The ADDITIONAL BEDROOMS offer flexibility for guests, a home office, or a creative space. Step outside to your FULLY FENCED BACKYARD, ideal for BBQs, outdoor fun, and relaxation. DON'T MISS THIS INCREDIBLE OPPORTUNITY—BOOK YOUR PRIVATE SHOWING TODAY BEFORE IT'S GONE!