

**29 Erin Woods Circle SE
Calgary, Alberta**

MLS # A2200661



\$389,900

Division:	Erin Woods		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MH
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Dining room corner cabinets

OPEN HOUSE CANCELLED WOW! Priced to Sell! Are you looking to downsize, upsize from an apartment or condo with shared walls or just need one level living? Then you have found your home. This family friendly community is tucked away with easy access to all major thoroughfares. This one-story home is on owned land with NO lease fees! NO condo fees either. Finally, something that is affordable, updated and offers you 2 BED/1Bath. If this is what you are looking for then you've found your new home. At almost 1000 sf your new home gives you all the room you need for comfortable living. Starting with an entrance way that leads you to the living room, nice big windows for natural sunlight, big kitchen updated with newer white cabinetry, pull out pantry, brand new dishwasher, pot drawers and tons of storage. The kitchen is somewhat separated but still has an open view to the living room. Brand new luxury vinyl flooring everywhere except the kitchen. This flooring is virtually indestructible perfect for the pets/kids. The primary bedroom is a good size (fits a king bed and still room for night tables) and the 2nd bedroom which was 2 separate rooms has had the wall taken. You could easily put the wall back in for 2 separate bedrooms. This could also be good for a roommate situation as each bedroom is at the opposite end of the home. The laundry area comes with the washer and dryer and has cupboards above for extra storage. The furnace was replaced in 2023, dishwasher 2025, flooring 2024 & paint 2024. Paved parking with covered carport that also covers the front entrance door is a bonus. No lugging your groceries in the rain/snow. Huge side deck that is partially covered and fully fenced backyard that has enough room for the kids/dogs to run around, planting a garden or just enjoying the outdoors. This home backs on to a walk way and green space. Also in the

back is a shed for storage. The location is prime with easy access to Downtown, Peigan Trail, Deerfoot & Stoney Trail. And with Easthills 10 minutes away, you have all the amenities needed...Costco, Walmart, Theatres, Restaurants and the list goes on. Pride of ownership is evident in this home. You won't be disappointed.