

223 Erin Mount Place SE
Calgary, Alberta

MLS # A2208369



\$480,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Washer, Dryer, Fridge, Stove, Microwave, Dishwasher, Window Coverings

Welcome to 223 Erin Mount Place. A charming home with a beautiful south facing backyard tucked on a quiet street & nestled in the family friendly area of Erin woods. Its great layout offers 3 full bedrooms, 1 full bathroom upstairs and a half bath on your main floor. As you walk in you are greeted with a perfect built-in to sit down, hang your jacket up and start to unwind. This affordable well taken care of home has plenty to offer with recent upgrades to all appliances and even an opportunity to create more living space with its undeveloped basement. Its location allows for great access to Deerfoot, Stoney Trail & Barlow trail to name a few main roads paired with its quick commute to downtown or a short drive to the Calgary Zoo this home could be for you. Book your private showing today and see for yourself.