



THE
A-TEAM

**RE/MAX
FIRST**

58 ERIN WOODS Court, Calgary T2B3V6

MLS®#: **A2117372**

Area: **Erin Woods**

Listing Date: **03/24/24**

List Price: **\$455,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2005

Lot Information

Lot Sz Ar:

84 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

921

Low Sqft:

Ttl Sqft:

921

DOM

56

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Stall

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Other,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Quartz Counters,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	10`8" x 14`8"
Bedroom - Primary	Second	11`7" x 11`3"
4pc Bathroom	Second	6`9" x 8`0"
4pc Bathroom	Basement	6`9" x 8`1"

Room	Level	Dimensions
Living Room	Main	11`11" x 16`4"
Bedroom	Second	10`10" x 10`11"
Family Room	Basement	10`8" x 10`2"
Bedroom	Basement	10`10" x 10`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$287

Fee Simple

M-CG d57

Fee Freq:

Monthly

Legal Desc:

0510533

Remarks

Pub Rmks:

Welcome to your vibrant oasis in the heart of Erin Woods Community! Nestled conveniently near Stoney Trail Highway, this delightful townhouse offers the perfect blend of modern comfort and suburban charm. Step into this inviting abode and discover a spacious layout boasting three cozy bedrooms and two full bathrooms, providing ample space for you and your loved ones to thrive. Whether it's peaceful slumber or refreshing showers, this home caters to your every need. The heart of the home lies in its expansive backyard, offering a private retreat where you can soak up the sun, entertain guests, or simply unwind after a busy day. With plenty of room for gardening, playtime, or your furry friends to roam, this outdoor haven is sure to be the envy of the neighborhood. No need to worry about parking woes, as this gem comes complete with not one, but two titled parking stalls, ensuring convenience and peace of mind for you and your guests. Perfectly situated near schools, this residence is a hub of activity and learning, making it an ideal setting for families with young scholars or those seeking a vibrant community atmosphere. Don't miss your chance to call this charming townhouse your own - seize the opportunity to embrace comfortable living in a prime location! Schedule your viewing today and let the adventure begin!

Inclusions:

N/A

Property Listed By:

First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











