

**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:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Stall**

Finished Floor Area  
 Abv Sqft: **921**  
 Low Sqft:  
 Ttl Sqft: **921**

DOM

**241**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Other,Vinyl Siding**  
 Heating: **Central,Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer: Ext Feat: **Other** 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	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`8" x 14`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 16`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 11`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`9" x 8`0"</b>	<b>Family Room</b>	<b>Basement</b>	<b>10`8" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`9" x 8`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`8"</b>

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**











