



THE
A-TEAM

**RE/MAX
FIRST**

184 ERIN MEADOW Way, Calgary T2B 3P6

MLS®#: **A2148539**

Area: **Erin Woods**

Listing Date: **07/10/24**

List Price: **\$185,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **2,981 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,259**
Low Sqft:
Ttl Sqft: **1,259**

DOM

68
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|---------------|----------------------|
| Living Room | Main | 14`1" x 11`7" |
| Kitchen | Main | 13`8" x 10`8" |
| Bedroom | Second | 12`7" x 9`0" |
| Family Room | Lower | 13`8" x 12`7" |
| 4pc Bathroom | Second | 0`0" x 0`0" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|---------------|----------------------|
| Breakfast Nook | Main | 9`11" x 7`6" |
| Bedroom - Primary | Second | 12`5" x 10`7" |
| Bedroom | Second | 9`5" x 9`1" |
| Office | Lower | 10`1" x 8`8" |
| 2pc Bathroom | Main | 0`0" x 0`0" |

Legal/Tax/Financial

| | |
|-------------------|----------------|
| Title: | Zoning: |
| Fee Simple | R-C1N |
| Legal Desc: | 9812750 |

Remarks

Pub Rmks: **This is a partial interest sale which is a 50% of total ownership. This sale is under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not viewed the interior of the home and as a result all interior information may not be accurate as it was obtained from previous property history and local records. Entry to this property is not possible. This type of offering is directed more to the investment community. The home is located in a quiet and comfortable family community close to shopping, schools and public transportation.**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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