



THE
A-TEAM

**RE/MAX
FIRST**

195 ERIN PARK Drive, Calgary T2B 3L5

MLS®#: **A2161537**

Area: **Erin Woods**

Listing Date: **08/30/24**

List Price: **\$470,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,323**
Low Sqft:
Ttl Sqft: **1,323**

Lot Information

Lot Sz Ar: **3,315 sqft**
Lot Shape:

DOM

20
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Pantry,Recessed Lighting,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 16`11"
Dining Room	Main	9`5" x 9`4"
Bedroom	Upper	15`3" x 10`9"
3pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	13`3" x 16`2"
Bedroom - Primary	Upper	12`2" x 13`7"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

9712298

R-C1N

Remarks

Pub Rmks:

Move-in ready home on a great lot with mature trees and a sunny west-facing backyard. The living room is a relaxing escape in front of the fireplace while bayed windows stream in natural light and a focal wall adds a pop of colour. Rich laminate floors add to the allure of this beautiful space. Culinary adventures are inspired in the nice sized kitchen featuring a stainless steel stove, dishwasher and microwave, a pantry for extra storage, a centre island granting extra prep and seating and a bayed dining room overlooking the backyard. A handy powder room completes this level. Upstairs the primary bedroom is a calming oasis with a great fireplace adding to the relaxing atmosphere and a 3-piece ensuite for ultimate privacy. The second bedroom was created out of the 2 original bedrooms making it a massive space that is great as a multi-functional space with a charming built-in window seat nestled into the bayed windows. A large 4-piece bathroom is also on this level and is equipped with a make-up vanity and a window providing lots of natural light. Easily host summer barbeques or simply unwind on the full-width deck while kids and pets play in the grassy yard. Plus plenty of off-street parking with ample space for a future garage. Phenomenally located within this family-oriented community boasting schools, an extremely active community centre, sports courts, numerous parks and playgrounds and a multitude of transit options. Don't miss out on this one!

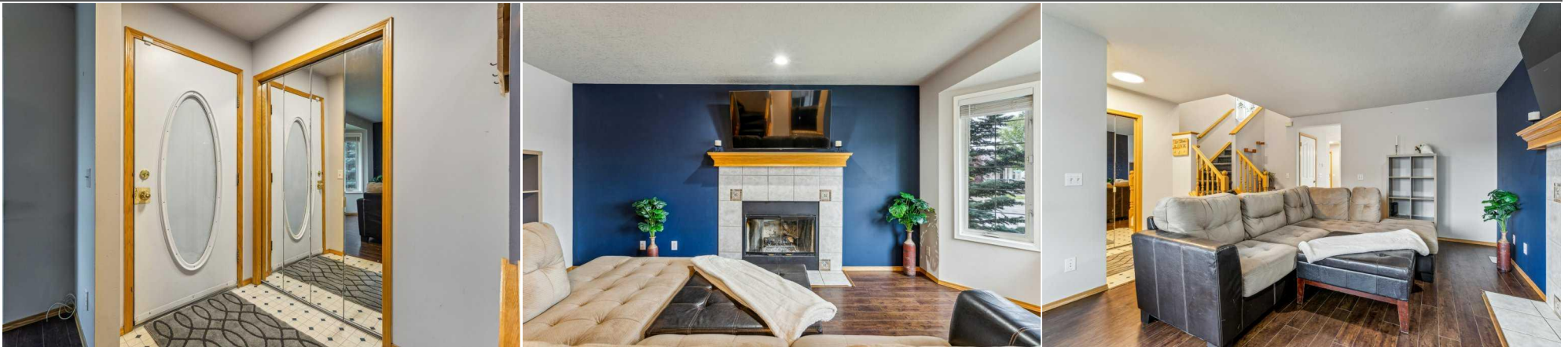
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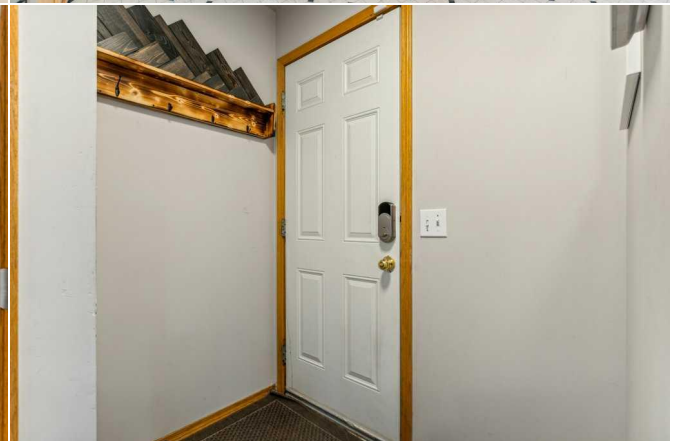
Property Listed By:

TV mounts

CIR Realty

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









195 Erin Park Dr SE, Calgary, AB

Main Floor Exterior Area 682.91 sq ft
Interior Area 612.72 sq ft



PREPARED: 2024/09/29

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

195 Erin Park Dr SE, Calgary, AB

2nd Floor Exterior Area 627.31 sq ft
Interior Area 622.46 sq ft
Excluded Area 7.15 sq ft



PREPARED: 2024/09/29

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195 Erin Park Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 382.34 sq ft
Interior Area 236.26 sq ft



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