



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**69 ERIN GREEN Way, Calgary T2B 3C3**

MLS® #: **A2163431**      Area: **Erin Woods**      Listing Date: **09/05/24**      List Price: **\$549,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1990**      Abv Sqft: **1,141**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,499 sqft**      Ttl Sqft: **1,141**  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Corner Lot,Few Trees,Lawn**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**      Construction: **Vinyl Siding**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:      Flooring: **Carpet,Hardwood,Vinyl**  
 Ext Feat: **Other**      Water Source:  
    Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 5`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`0" x 9`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 6`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 16`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 14`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`5" x 5`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`0" x 12`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>16`0" x 9`9"</b>	<b>Game Room</b>	<b>Lower</b>	<b>24`1" x 17`9"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`9" x 12`10"</b>			

Title: **Fee Simple**  
 Zoning: **R-C2**  
 Legal Desc: **8911583**

Remarks

Pub Rmks: **Welcome to 69 Erin Green Way SE in Calgary where modern upgrades and thoughtful design create a warm and inviting home. This five-bedroom, bi-level home has been freshly renovated, is situated on a large corner lot, and offers over 2,000 sq. ft. of developed living space. Step inside to a bright and inviting living area that boasts fresh paint and showcases brand-new windows that offer an abundance of natural light. The newly remodelled kitchen features stylish cabinetry, modern countertops, updated vinyl flooring, and sleek new stainless-steel appliances. The open-concept dining area provides a cozy spot for family meals with views of the spacious yard that is perfect for outdoor entertaining. The hardwood floors throughout the main level have been recently sanded and stained offering a warm and rich ambiance. The three generously sized bedrooms provide ample space and comfort, while the fully renovated 4-piece bathroom features modern fixtures and a timeless design. The primary suite is complete with a 2-piece bathroom. Downstairs, discover a fully finished lower level with two additional bedrooms complete with recently upgraded legal-sized windows. The large family room is ideal for a media or play area, and this level is complete with ample storage space. Outside, the large corner lot provides endless opportunities for gardening, outdoor play, or future expansion. The ample yard space is perfect for summer barbecues or simply enjoying the sunshine with family and friends. With the convenience of plenty of parking space and the potential for a future detached garage, this property meets all your needs. Located in the family-friendly community of Erin Woods, this home offers easy access to local schools, parks, transit, and major roadways. You're conveniently located near East Hills Shopping Centre, East Calgary Twin Arena, and Erin Woods Park and sports fields. Don't miss your chance to own this beautifully updated home in a prime location. Schedule your private showing today and experience the perfect blend of comfort and convenience at 69 Erin Green Way SE.**

Inclusions: **N/A**  
 Property Listed By: **Chickadee Realty & Design**

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











