



THE
A-TEAM

**RE/MAX
FIRST**

210 ERIN WOODS Circle, Calgary T2B3E1

MLS®#: **A2180790**

Area: **Erin Woods**

Listing Date: **11/23/24**

List Price: **\$320,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area
Abv Sqft: **1,256**
Low Sqft:
Ttl Sqft: **1,256**

DOM

60
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Lot Information

Lot Sz Ar: **3,239 sqft**
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Cul-De-Sac,Level,Pie Shaped Lot,Views**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Wood Siding**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 7`6"
Bedroom	Main	9`6" x 19`1"
Foyer	Main	7`9" x 11`4"
Laundry	Main	7`4" x 5`9"
Bedroom - Primary	Main	12`1" x 12`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	9`0" x 7`5"
Dining Room	Main	7`7" x 11`11"
Kitchen	Main	7`3" x 13`7"
Living Room	Main	14`10" x 15`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011496

Zoning:
R-MH

Remarks

Pub Rmks: **This home's open floor plan is perfect for hosting unforgettable gatherings with family and friends. The spacious master bedroom features a generous walk-in closet and a private ensuite for your comfort. The second oversized bedroom offers incredible flexibility and potential for various uses. Additionally, there's a second full bathroom, providing convenience and functionality. Step outside to your fully fenced yard, the ideal setting for summer BBQs, relaxation, and outdoor fun. Book your private showing today!**

Inclusions: **none**
Property Listed By: **Real Estate Professionals Inc.**

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







