



THE
A-TEAM

**RE/MAX
FIRST**

39 ERIN Circle, Calgary T2B 3H9

MLS®#: **A2182974**

Area: **Erin Woods**

Listing Date: **12/10/24**

List Price: **\$495,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Street Lighting**
Park Feat: **Off Street**

DOM

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,See Remarks,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	8`9" x 3`1"
Bedroom	Main	8`8" x 10`6"
Dining Room	Main	12`5" x 9`4"
Living Room	Main	17`2" x 13`5"
4pc Bathroom	Basement	7`10" x 5`1"
Bedroom	Basement	8`7" x 17`5"
Storage	Basement	11`5" x 11`11"

Room	Level	Dimensions
4pc Bathroom	Main	8`8" x 4`11"
Bedroom	Main	8`7" x 10`6"
Kitchen	Main	8`10" x 8`9"
Bedroom - Primary	Main	12`2" x 11`11"
Bedroom	Basement	10`11" x 11`4"
Family Room	Basement	11`6" x 24`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

9310743

Remarks

Pub Rmks: *****5 BEDROOM BILEVEL SPLIT.2.5 BATHROOMS*** WITH MASTER 2P ENSUITE SUKEN LIVING ROOM WITH BAY WINDOW. LARGE NOOK AND KITCHEN WITH PATIO DOORS TO BACK YARD. NEWLY RENOVATED 2-BEDROOM ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE. LIVE UP AND RENT DOWN. IT IS A GREAT, QUIET AREA WITH PARKS AND SCHOOLS NEARBY AND MINUTES FROM DEERFOOT AND STONEY TR.**

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

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







