

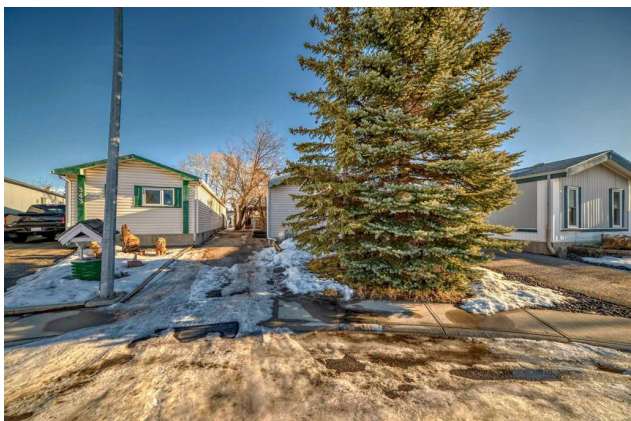


THE
A-TEAM

**RE/MAX
FIRST**

347 ERIN WOODS Green, Calgary T2B 3E1

MLS®#: **A2184445** Area: **Erin Woods** Listing Date: **12/23/24** List Price: **\$369,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **3,369 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,140**
 Low Sqft:
 Ttl Sqft: **1,140**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Cul-De-Sac**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Laminate, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other, Private Yard** Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **No Smoking Home, Open Floorplan, Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 14`0"	Dining Room	Main	11`9" x 9`1"
Laundry	Main	8`0" x 7`3"	Bedroom - Primary	Main	14`9" x 11`2"
Bedroom	Main	9`5" x 8`8"	Bedroom	Main	7`9" x 7`7"
Kitchen	Main	15`8" x 8`2"	4pc Ensuite bath	Main	9`10" x 6`3"
4pc Bathroom	Main	7`6" x 4`11"	Entrance	Main	6`10" x 5`0"
Walk-In Closet	Main	6`3" x 4`6"	Porch - Enclosed	Main	23`6" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011496

Zoning:
R-MH

Remarks

Pub Rmks: **Nestled in the serene community of Erinwoods, this charming 1,150 sq ft property is a rare find. Ideally located on a quiet cul-de-sac, the home boasts a spacious, covered patio perfect for year-round enjoyment. The well-appointed kitchen features modern appliances and thoughtful design, making it a chef's delight. The bright and inviting living room is bathed in natural light, enhanced by a skylight that fills the space with warmth and openness. With two bedrooms, two baths, and the potential to convert back into a three-bedroom layout, this home is adaptable to your needs. A separate parking pad adds convenience, completing this exceptional property. Don't miss your chance to own this gem in a peaceful and private location!**

Inclusions:
Property Listed By: **N/A**
KT Capital Realty Inc.

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







