



THE
A-TEAM

**RE/MAX
FIRST**

155 ERIN Road, Calgary T2B 3H4

MLS®#: **A2200191**

Area: **Erin Woods**

Listing Date: **03/07/25**

List Price: **\$569,900**

Status: **Pending**

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: **1,005**
Low Sqft:
Ttl Sqft: **1,005**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

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

Construction: **Stone,Stucco**
Flooring: **Laminate,Linoleum,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Granite Counters,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
Utilities:

Room Information

Room Level Dimensions Room Level Dimensions

Bedroom - Primary Main 11`8" x 10`5"
Kitchen Main 11`1" x 11`7"
Dining Room Main 11`8" x 7`2"
4pc Bathroom Main 6`3" x 7`9"
Entrance Main 6`9" x 4`2"
Laundry Basement 8`2" x 9`2"
Living Room Basement 19`1" x 10`10"
4pc Bathroom Basement 7`0" x 8`9"
Bedroom Basement 11`6" x 10`9"

Bedroom
Entrance
Living Room
Bedroom
Entrance
Kitchen
Storage
Bedroom

Main 11`8" x 9`0"
Main 3`3" x 3`4"
Main 14`1" x 11`11"
Main 9`1" x 11`1"
Basement 9`5" x 3`3"
Basement 13`0" x 10`9"
Basement 2`11" x 3`8"
Basement 11`6" x 8`9"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 9111953
 Zoning: R-CG

Remarks

Pub Rmks: **INVESTOR ALLERT, FIRST TIME BUYER ALERT!!! LIVE UP RENT DOWNSTAIRS. 5 HUGE BEDROOMS WITH SEPERATE ENTRANCE FOR THE BEAUTIFUL 2 BEDROOMS ILLEGAL BASEMENT SUITE.THIS HOME IS VERY BEAUTIFULL AND CLOSE TO ALL AMENITIES. HUGE BACK LOT FOR FUTURE 4 PLEX.**
 Inclusions: **NONE**
 Property Listed By: **Premiere Realty Direct**

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







