

39 Erin Green Way SE  
Calgary, Alberta

MLS # A2233676



**\$429,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, See Remarks		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome home to affordability. Across from the park is nestled this freshly painted 2-storey home located in the southeast community of Erin Woods. Open concept interior, living room with large windows for loads of natural sunlight, laminate flooring, spacious kitchen with eating area perfectly placed at the back of the house to looks out to deck and easy access to the rear yard. Heading upstairs you will find the large primary bedroom with a generously sized closet, plus the second and third good sized bedrooms, and a full bathroom. The partially finished lower level has great potential and awaits your creativity. This home is within walking distance of many amenities Erin Woods has to offer, including restaurants, coffee shops, grocery stores, banks, schools, parks, and more and everything else that matters.