

122 Erin Woods Circle SE  
Calgary, Alberta

MLS # A2240269



## \$359,900

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Covered, On Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	Other, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Skylight(s)		

**Inclusions:** N/A

Quiet CUL-DE-SAC Location for this Bright Open Bungalow! Why rent when you can own this Very Well Maintained Home! No monthly pad fee! You Own the Land! 3 Bedrooms, 2 Full Bathrooms! Spacious Living Room and Kitchen with Breakfast Nook, Loads of Cabinetry, Water Filtration System and Skylite + Brand New Luxury Plank Flooring in the Kitchen! Large Private Primary Bedroom with Walk-In Closet & Awesome Newer Shower, Tile Flooring, Toilet, Sink & Tap! Off Street Parking for 2 Vehicles PLUS a Newer Carport! MANY UPGRADES Including: Newer Furnace, Appliances, Siding, Pex Plumbing, Paint, Light Fixtures, Deck & the Carport! The Main 4 Piece Bathroom features a Newer Tub, Tile, Toilet, Tap & Sink as well! Large Shed/Workshop with newer Shingles! Perfectly Located with easy access to Deerfoot, Peigan, Stoney Trails, Downtown and All Amenities!!