

960 Erin Woods Drive SE  
Calgary, Alberta

MLS # A2248360



## \$440,000

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Erin Woods                      |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | 2 Storey                        |               |                   |
| <b>Size:</b>     | 1,415 sq.ft.                    | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Corner Lot |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | See Remarks                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                |                   |      |

**Inclusions:** None

This sale is under Part 7 of the Civil Enforcement Act in Alberta. The property has had the upper floor renovated with a complete new four piece bathroom, doors and laminate flooring. The main floor and the basement have had renovations started but are incomplete. This is a great opportunity for the person who can see the future potential and is prepared to do some work. There is a main floor family room with a fire place, a separate living room, dining room, 2 piece bathroom, good sized kitchen with an eating area. The lower level currently has a rumpus room, bedroom and a 3 piece bathroom. The one time rear deck is now enclosed and leads to an ornamental brick patio in the rear yard. The rear detached garage is an oversized double. The home is close to schools, shopping and public transportation.