

**99 Erin Road SE
Calgary, Alberta**

MLS # A2258049



\$489,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island		

Inclusions: backyard shed

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home just under 1640 sq ft of total living space, perfectly suited for first-time buyers or growing families. With over \$50,000 in thoughtful upgrades, including new windows and blinds throughout, fresh paint, new flooring, a new furnace, new hot water tank, new central A/C, new humidifier, updated plumbing with NO Poly-B, newer stainless steel appliances, new washer & dryer, and a new exterior door, this beautifully upgraded 3-bedroom, 2.5-bathroom home is the perfect one for you to call home. Nestled on a quiet street in Erin Woods and just 14 minutes from downtown, the main floor welcomes you with a spacious living room featuring oversized windows that flood the space with natural light, a dedicated dining area, and a beautifully upgraded kitchen with brand-new stainless steel appliances. A convenient 2-piece washroom and sliding doors lead directly to the massive, professionally landscaped backyard, ideal for kids to play, summer barbecues, or quiet outdoor relaxation. Upstairs, you are greeted by a full 4-piece washroom, the primary master bedroom with a beautiful, spacious closet, and two additional well-sized bedrooms — all featuring new windows and blinds that enhance the bright and airy feel of the home. The fully developed basement offers a versatile rec room, another 4-piece washroom, and a utility room, providing ample functional space for family living. Outside, the home boasts a massive driveway that can accommodate up to three vehicles or even an RV, offering unmatched convenience. Located within walking distance to a playground and close to schools, shopping, and amenities, this move-in-ready home combines modern upgrades, a family-friendly layout, and an unbeatable location — the perfect space to grow, make memories, and call home. Don't

miss your opportunity and call your favourite realtor to get your own private showing today!