

**52 Erin Park Drive SE
Calgary, Alberta**

MLS # A2264119



\$479,999

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	908 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Immediate possession available !! Welcome to this well-maintained and conveniently located home offering incredible value and versatility! The main floor features 2 spacious bedrooms, a bright and inviting living area, a full 4-piece bathroom, and a functional kitchen — perfect for families, first-time buyers, or investors. Large windows allow for plenty of natural light throughout the space. The illegal basement suite offers two additional bedrooms, a comfortable living space, a second kitchen, a full bathroom, and private laundry, making it ideal for extended family. Several key upgrades have already been completed, including a new garage roof in 2021, the house roof redone in 2017, a high-efficiency furnace installed in 2016, and a new 40-gallon water heater added in 2024. Garage is accessible from back alley. You'll appreciate the ease of living with essential and lifestyle conveniences just minutes away: Don't miss this outstanding opportunity that blends functionality, income potential, and proximity to everything you need. Book your viewing today!