

210 Erin woods Circle SE  
Calgary, Alberta

MLS # A2265036



# \$349,900

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Level, Pie Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Siding	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s)		

**Inclusions:** none

This beautifully updated DETACHED 3-BEDROOM, 2-FULL-BATHROOM HOME is a rare find—FULLY RENOVATED AND PRICED AT JUST \$350K, MAKING IT THE HOTTEST DEAL IN TOWN! Enjoy peace of mind with NEW PLUMBING, A NEW ROOF, A BRAND-NEW DECK, UPGRADED FLOORING, AND MODERN APPLIANCES WITH A 2-YEAR WARRANTY. Both bathrooms have been COMPLETELY REDONE, and the FURNACE has been updated for comfort and efficiency. The OPEN-CONCEPT LAYOUT is perfect for entertaining family and friends, while the SPACIOUS PRIMARY SUITE features a LARGE WALK-IN CLOSET AND PRIVATE ENSUITE. The ADDITIONAL BEDROOMS offer flexibility for guests, a home office, or a creative space. Step outside to your FULLY FENCED BACKYARD, ideal for BBQs, outdoor fun, and relaxation. DON'T MISS THIS INCREDIBLE OPPORTUNITY—BOOK YOUR PRIVATE SHOWING TODAY BEFORE IT'S GONE!