

Listed By: **Tao Guo**
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Calgary/Erin Woods

32 ERIN PARK DR SE

\$309,000

Detached

Style: Bi-Level
Bedrooms: Above: 3 / Ttl: 5
Bathrooms: Full: 2
Rooms Above: 6
Floor Area: 102 SqM / 1,102 SF
Year Built: 1988
Taxes: \$2,310 / 2018
Possession: 15 Days Immediate



INVESTOR ALERT - IDEAL FOR RENTAL OR STARTER HOME Well-Maintained, Super Practical, Functional & Affordable, SOUTH FACING, BI-LEVEL, FULLY FINISHED Home w/ 2000 Sqft Living Space, 3+2 Brms, 2 Baths, Right Across School in Erin Woods. Offers Newer Siding, Newer Shingles, SS Kitchen Appliances, Hardwood Flooring, Newer Carpeting. Open Concept Main Floor w/ Clear Definition of Space. Features Vaulted Ceiling w/ Two Skylights, Spacious Living Room w/ Bay Windows & Two-sided Fireplace, Kitchen w/Plenty of Counter Space, Dining Room & 3 Good Sized Bdrms. Double Closets in Master Bdrm. BRIGHT, SUNNY, NATURAL Light Throughout. Basement is FULLY FINISHED featuring a Huge Family Room w/2nd Fireplace, Media Room, 2 More Bedrooms, Full Bath & Huge Storage. Fenced Lot w/ Low Maintenance. OVERSIDES Double Detached Heated Garage. Fantastic Location Close to School & Arena. Easy Access to 52nd Street & Deerfoot Trail. An Ideal Home for Singles, Young Couples, Small Families, or Investment! Great Opportunity!

Goods Included: See Remarks

Features: Deck, No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling

Parking: Enclosed: 2 Total: 2 Double Garage Detached

Amenities:

