

# \$435,000 - 135 Erin Road Se, Calgary

MLS® #A2201911

**\$435,000**

2 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

CALLINGÂ all investors and First Time Home BuyersÂ Alert! FANTSTIC way to walk into a profitable turn-key investment property. Savvy investors know that homes located close to major employment centers along major roads will always attract great tenants and outperform other properties. This Erin woods gem boosts a short commute to either downtown or the Foothills Industrial area with its proximity to the Calgary Stoney Trail, Peigan Trail and the Deerfoot Trail. The spacious main floor boasts a serene living room with carpet, dining area with large window so the sunshine can stream into this area. Adjacent to the dining area is the well layed out kitchen. Has 4 appliances and a wonderful sink. The main level has a 4 pc bathroom, linen closet, storage area and a second bedroom. To round out the main level is the primary bedroom, this room offers patio doors that opens up to a private deck for those morning coffee, or curling up with your favorite book. This home backs onto Peigan Trail. Heading to the lower levelâ€¦ imagine what you can do with this space !! The generously sized open living space provides lots of flexibility for a living room, home office, work out area or even a place to entertain. Check out the wood burning stove !!! The roof shingles were replaced in 2015. There is EXTREME VALUE in a bi-level home especially in Erin Woods. With schools and a bus stop within close proximity, East Hills Shopping Centre, arena, parks and sports



fields so close by, this is definitely a place to call home.

Built in 1992

### **Essential Information**

MLS® #	A2201911
Price	\$435,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	863
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	135 Erin Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3H4

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Bar, Laminate Counters, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	14
Zoning	R-CG

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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