



## 111 Erin Meadow Green Calgary Alberta

\$559,000

LEGAL WALK-UP SECONDARY SUITE | DOUBLE GARAGE | FOUR BEDROOMS | SEPARATE ENTRY AND LAUNDRY FOR EACH SUITE Investor and Savvy First Time Home Buyer Alert! Live in one legal suite and rent out the other to make home ownership an affordable reality – or walk into a profitable turn-key investment property with a legal basement suite inspected and registered with the City of Calgary. Strategic investors know that homes located close to major employment centers AND major roads will always attract great tenants and outperform other properties. This Erinwoods gem boosts a short commute to either downtown or the Foothills Industrial area with its proximity to the Calgary Ring Road, Piegan Trail and the Deerfoot #2 Highway. Key features of this home include separate entrances for each suite, laundry in BOTH suites, a bright WALK-OUT legal suite, completely fenced and low maintenance back yard and ample storage in both suites. The spacious main floor boasts vaulted ceilings with an open floor plan, large dining area with patio doors to a side deck perfect for convenient BBQing and access to the backyard. The stylish kitchen features granite countertops, a new updated tile backsplash (2022), and a full appliance package including a dishwasher. The main floor has all new durable vinyl plank flooring (2021), new W/D (2022), refinished tub (2022) and his/her closets in the primary bedroom. The legal basement suite has a fully equipped kitchen including a dishwasher (2022), microwave hood fan (2022), double sinks and a breakfast bar open to the living room. The generously sized open living space provides lots of flexibility for a living room plus home office, work out area, or dining room. Both bathrooms have been equipped with humidity sensing bath fans. The well-lit double detached garage is perfectly set up for a workshop as it is insulated, vented and has a separate ele...

3pc Bathroom 5.25 Ft x 7.58 Ft

Bedroom 8.50 Ft x 12.00 Ft

Kitchen 7.25 Ft x 13.83 Ft

Laundry room 5.25 Ft x 11.67 Ft

Living room/Dining room 12.33 Ft x 25.25 Ft

Furnace 5.92 Ft x 11.00 Ft

Bedroom 9.00 Ft x 16.58 Ft

Bedroom 10.17 Ft x 8.17 Ft

Dining room 11.58 Ft x 8.92 Ft

Kitchen 7.42 Ft x 8.58 Ft

Living room 12.17 Ft x 14.67 Ft

Primary Bedroom 9.67 Ft x 13.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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