



# 135 Erin Road Calgary Alberta

\$450,000

CALLING all investors and First Time Home Buyers Alert! FANTSTIC way to walk into a profitable turn-key investment property. Savy 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 laid 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 level... 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 was 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. (id:6769)

Living room 14.92 Ft x 14.00 Ft  
Other 5.75 Ft x 8.08 Ft  
Furnace 7.33 Ft x 6.42 Ft  
Other 7.33 Ft x 6.42 Ft  
Other 10.92 Ft x 14.00 Ft  
Laundry room 4.50 Ft x 7.50 Ft  
Other 9.75 Ft x 3.58 Ft

Living room 12.00 Ft x 14.00 Ft  
Kitchen 9.33 Ft x 8.92 Ft  
Dining room 6.67 Ft x 8.92 Ft  
4pc Bathroom 4.92 Ft x 7.42 Ft  
Bedroom 9.00 Ft x 9.00 Ft  
Primary Bedroom 11.42 Ft x 13.58 Ft  
Other 10.08 Ft x 15.67 Ft

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates LTD.



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