



REALTOR®



73 Erin Woods Place Calgary Alberta

\$529,900

FULLY RENOVATED!! ILLEGAL SUITE BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY ON BOTH LEVELS!! FULL EXTENDED DRIVEWAY!! 1600+ SQFT OF LIVING SPACE!! 4 BED 2.5 BATH!! Step inside to a bright main floor featuring a welcoming living area that flows into the dining space and breakfast nook. The kitchen showcases stainless steel appliances, quality cabinetry, and access to the backyard deck, perfect for outdoor gatherings. A convenient 2PC bath completes this level. Upstairs you'll find 3 bedrooms and a 3PC bath, including a primary bedroom with walk-in closet. Laundry is also located on this level for added ease. The basement offers an illegal suite with a separate entrance, complete with a spacious rec room, kitchen, bedroom, 3PC bath, and its own laundry. Outside, enjoy a huge RV driveway along the side of the home plus a backyard deck for family fun. Located close to schools, shopping, and Erin Woods Park--this property combines comfort, convenience, and value. DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!! (id:6769)

Bedroom 10.42 Ft x 7.42 Ft
Bedroom 8.33 Ft x 11.33 Ft
3pc Bathroom 8.33 Ft x 5.00 Ft
Bedroom 13.83 Ft x 10.17 Ft
Bedroom 8.00 Ft x 10.00 Ft
Furnace 9.17 Ft x 10.00 Ft
Recreational, Games room 13.75 Ft x 17.17 Ft

3pc Bathroom 5.42 Ft x 6.00 Ft
Kitchen 3.83 Ft x 10.75 Ft
Kitchen 8.92 Ft x 10.50 Ft
Breakfast 10.17 Ft x 10.42 Ft
Dining room 10.83 Ft x 6.33 Ft
2pc Bathroom 3.50 Ft x 4.67 Ft
Living room 13.83 Ft x 11.33 Ft

Listing Presented By:



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Real Broker

<http://sggrealestate.ca/>



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