



## 946 Erin Woods Drive Calgary Alberta

\$465,000

A rare opportunity -- one of the largest two-storey homes in the area, with solid bones and a smart interior layout. The elegant front elevation adds curb appeal, while the skylight above dining room brings in beautiful natural light. The heart of the home, the kitchen, features a brand-new sleek quartz countertops. The cheater ensuite offers convenient access from both the hallway and the primary bedroom. The roof shingles were replaced just over 5 years ago. The detached single garage and charming storage shed offer practical value. Downstairs, a spacious flex room could be converted into a legal bedroom with the addition of an egress window. The basement flooring is in need of replacement. The home is in fair condition and priced to reflect its potential -- ideal for investors looking to add value through renovations or rental income, or for first-time buyers seeking the chance to personalize and build equity from day one. (id:6769)

3pc Bathroom Measurements not available

Family room 14.75 Ft x 11.83 Ft

Family room 11.92 Ft x 13.00 Ft

Kitchen 9.58 Ft x 8.75 Ft

Living room 13.17 Ft x 13.83 Ft

Other 7.75 Ft x 8.08 Ft

Dining room 9.00 Ft x 10.08 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 13.00 Ft x 12.75 Ft

Bedroom 9.17 Ft x 8.58 Ft

Bedroom 8.42 Ft x 8.67 Ft

Den 10.92 Ft x 12.50 Ft

Listing Presented By:



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