

# \$375,000 - 104 Erin Woods Boulevard Se, Calgary

MLS® #A2245440

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.06 Acres

Erin Woods, Calgary, Alberta

**BUNGALOW with NO CONDO FEES in the heart of ERIN WOODS!**

Welcome to your well maintained bungalow, a side by side property with gorgeous curb appeal and most of your main living space on one level. These properties do not come up often especially at this price for a bungalow! From the moment you enter you notice the open concept layout with living area at the front of the home, open kitchen with **LARGE** moveable island giving great prep space and storage and upgraded appliances. The kitchen was thoughtfully designed with custom pull-outs and drawers and message centre which is not common for these homes. It features 3 bedrooms and one with access to the back decks and a good size Primary bedroom and full 4 pc bath. Your basement is partially finished with an additional full bath and egress window for ease of creating a 4th bedroom and large laundry space with front loading washer and dryer. It has everything including a side entrance leading you to the basement which allows for you to create a second living space for investment or a mortgage helper down the road. The backyard is fully fenced and backs onto a lane and back access. The bus stop is very close by and although on a blvd the home is quite quiet and gives great access being so central. Newer roof, windows and hot water tank and furnace. (Most done in 2020). All the big ticket items have been replaced and not original. Very well maintained home. Ready for you to make your



own and renovate to your liking but you can also just move in and enjoy! At this price, this will not last. Call your fav Realtor today for a private showing.

Built in 1980

**Essential Information**

MLS® #	A2245440
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	104 Erin Woods Boulevard Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2R1

**Amenities**

Parking Spaces	4
Parking	Parking Pad, Rear Drive, Other

**Interior**

Interior Features	Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Partial, Partially Finished

## Exterior

Exterior Features	Fire Pit, Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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