

# \$429,000 - 39 Erin Green Way Se, Calgary

MLS® #A2233676

## \$429,000

3 Bedroom, 2.00 Bathroom, 1,090 sqft  
Residential on 0.08 Acres

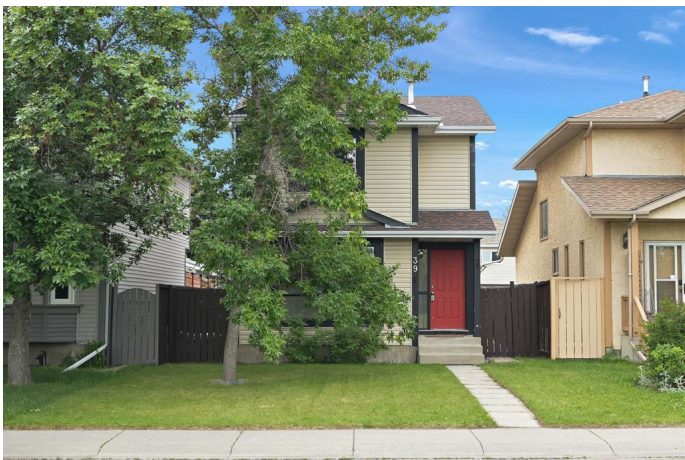
Erin Woods, Calgary, Alberta

Welcome home to affordability. Across from the park is nestled this freshly painted 2-storey home located in the southeast community of Erin Woods. Open concept interior, living room with large windows for loads of natural sunlight, laminate flooring, spacious kitchen with eating area perfectly placed at the back of the house to look out to deck and easy access to the rear yard. Heading upstairs you will find the large primary bedroom with a generously sized closet, plus the second and third good sized bedrooms, and a full bathroom. The partially finished lower level has great potential and awaits your creativity. This home is within walking distance of many amenities Erin Woods has to offer, including restaurants, coffee shops, grocery stores, banks, schools, parks, and more and everything else that matters.

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233676  |
| Price          | \$429,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,090     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 1989        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 39 Erin Green Way Se |
| Subdivision | Erin Woods           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2B 3C2              |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, See Remarks |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home                       |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished                           |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Treed         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### **Listing Details**

Listing Office

RE/MAX First

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