

# \$499,000 - 7 Erin Park Bay Se, Calgary

MLS® #A2258411

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

**INCREDIBLE VALUE AT ONLY \$499,000!**

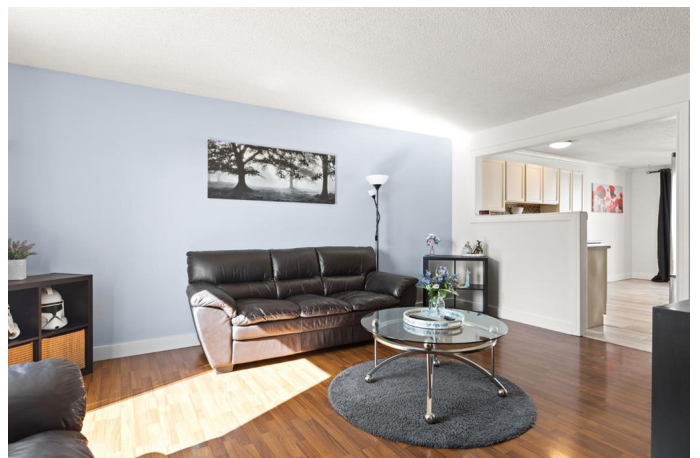
Charming bungalow situated in perhaps the best location in Erin Woods... Perched up in a QUIET CUL-DE-SAC and sandwiched between the school and the park. This 3 bed, 2 bathroom home has been lovingly maintained and updated. You will be impressed by the open and bright floorplan and NEW TILE FLOORING. The kitchen offers ample cabinet space, NEWER APPLIANCES and VIEWS of the park. Watch your kids walk to school from the large deck in the back! The groovy basement makes a perfect man cave and is loaded with potential. Massive family room and 3-pc washroom. Equipped with a WOOD BURNING FIREPLACE, WET BAR, CEDAR SAUNA! Plenty of room for vehicles and toys , with the DOUBLE CAR GARAGE and double parking pad. Some other notable updates include: FRESH PAINT, VINYL FENCING, ROOF (2018), GARAGE ROOF (2019) & DECK (2020). Incredibly convenient and family friendly community, with quick access to schools, parks, shopping, public transportation and major roadways. You will love living here! Book a showing before it's too late and check out the 3D VIRTUAL TOUR.

Built in 1981

## Essential Information

MLS® #                      A2258411

Price                         \$499,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,017       |
| Acres          | 0.09        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 Erin Park Bay Se |
| Subdivision | Erin Woods         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2A 2V4            |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached, Parking Pad, Garage Faces Rear, Insulated |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Vinyl Windows, Wet Bar, Ceiling Fan(s), Sauna                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Basement, Wood Burning                                                                                                       |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Playground |
|-------------------|------------|

|                 |                                                                        |
|-----------------|------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot, Cul-De-Sac, Interior Lot, Views |
| Roof            | Asphalt Shingle                                                        |
| Construction    | Aluminum Siding                                                        |
| Foundation      | Poured Concrete                                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 21                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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