

# \$750,000 - 76 Erin Park Drive Se, Calgary

MLS® #A2204860

## \$750,000

5 Bedroom, 3.00 Bathroom, 1,407 sqft  
Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

This 4-level split home has been renovated and is close to 2000sf of total living area. (The washroom toilet pipe snapped.) New vinyl plank floor, Quartz countertops for the washroom vanities, painted, new high-efficient furnace, tankless hot water system & more...Check it out! It is like a new home now. Plus skylite in the foyer & high ceilings on the main floor. Please note: The condo board is inactive, so there is no condo fee to pay. Only 2 units in this complex ( Side by side) & all owners are self-managed and pay their insurances & utilities.

Built in 2008

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2204860                    |
| Price          | \$750,000                   |
| Bedrooms       | 5                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 3                           |
| Square Footage | 1,407                       |
| Acres          | 0.00                        |
| Year Built     | 2008                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 76 Erin Park Drive Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 2Z6               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Parking, Storage                 |
| Parking Spaces | 1                                |
| Parking        | Assigned, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Crawl Space, Finished, Full                                                                             |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 28               |
| Zoning         | R-CG             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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