# \$475,000 - 24 Erin Green Mews Se, Calgary

MLS® #A2227654

## \$475,000

3 Bedroom, 3.00 Bathroom, 1,007 sqft Residential on 0.06 Acres

Erin Woods, Calgary, Alberta

Welcome to this lovingly maintained and fully developed home offering 1,960 sq.ft. of developed space across three levels, and ample storage space on the 4th level. A great home for growing families or savvy investors.

NUMEROUS UPGRADES: New Windows (2024), Central Air Conditioning (2023), Brand New Stainless Steel Stove and Refrigerator (2025), Shower addition (started).

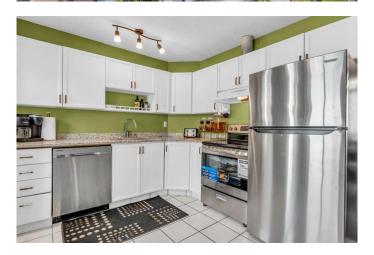
This deceptively spacious home with great curb appeal is ideally situated on a friendly, tree-lined cul-de-sac close to schools and transportation corridors. This property has been recently upgraded with Air Conditioning, and new stainless steel appliances. As is with split levels, the space is large and allows for both time together and private relaxation.

The heart of the home, the kitchen has enough space to add a large floating island or breakfast table and features granite countertops and new stainless steel appliances. The adjacent open-concept dining and flexible living area is ideal for everyday living and entertaining. Enhanced by durable laminate flooring that flows between the spaces, this bright and sunny space offers versatility for a front living room or flex area.

The family room on the 3rd level, (currently featuring an impressive home theatre room) is where the home truly shines, a versatile and







flexible area with a fireplace and built-in bookshelf. It's large but inviting and is the ultimate space for game days, or movie nights relaxing with family and a big bowl of popcorn. begs for a big screen with a movie and bowl of popcorn. The 1/2 bath off this area has a shower addition partially roughed in for your convenience to finish. Down one additional level is the laundry, furnace room and abundant storage space to keep your main areas free of clutter. This level could be easily developed by adding additional developed square footage if you wanted.

The top level you'II find three comfortable bedrooms, including a generously sized primary suite complete with a 2-piece ensuite and walk-through closet. Two additional bedrooms offer flexible use as guest rooms, children's rooms, or home offices. A full 4-piece bathroom with a tub/shower combo and updated vanity completes the upper level.

The fully fenced South facing backyard includes a large newer storage shed, offering additional storage space for tools, bikes, and seasonal gear. Parking is available in front or easily added, via rear alley access with room for multiple vehicles or a future garage

A BERRY Delicious Backyard: The backyard has the following growing. Raspberries, Goji Berries, Gooseberries, Blueberries, Strawberries, Saskatoon Berries and Haskaps Berries, as well as Rhubarb, Oregano and Mint!!!

Set on a quiet street in the established community of Erin Woods, this home is close to parks, schools, shopping, and major routesâ€"making it a smart move for comfort and convenience in southeast Calgary.

### **Essential Information**

MLS® # A2227654 Price \$475,000

Bedrooms 3
Bathrooms 3.00
Full Baths 1
Half Baths 2

Square Footage 1,007 Acres 0.06 Year Built 1990

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 24 Erin Green Mews Se

Subdivision Erin Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2B 3C3

#### **Amenities**

Parking Off Street

#### Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Range Hood,

Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Cul-De-Sac, Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 3

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

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