

# \$499,000 - 223 Erin Mount Place Se, Calgary

MLS® #A2208369

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,320 sqft  
Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

Welcome to 223 Erin Mount Place. A charming home with beautiful south facing backyard tucked on a quiet street & nestled in the family friendly area of Erin woods. Its great layout offers 3 full bedrooms, 1 full bathroom upstairs and a half bath on your main floor. As you walk in you are greeted with a perfect built-in to sit down, hang your jacket up and start to unwind.

This affordable well taken care of home has plenty to offer with recent upgrades to all appliances and even an opportunity to create even more space with its undeveloped basement. Its location allows for great access to Deerfoot, Stoney Trail & Barlow trail to name a few main roads paired with its quick commute to downtown or a short drive to the Calgary Zoo this home could be for you. Book your private showing today and see for yourself.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208369  |
| Price          | \$499,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,320     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 223 Erin Mount Place Se |
| Subdivision | Erin Woods              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 2R8                 |

### **Amenities**

|         |                        |
|---------|------------------------|
| Parking | On Street, Parking Pad |
|---------|------------------------|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Open Floorplan                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                   |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Back Yard, Garden, Landscaped |
| Roof              | Asphalt Shingle               |
| Construction      | Metal Siding                  |
| Foundation        | Poured Concrete               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

### **Listing Details**

Listing Office

Grassroots Realty Group

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