

# \$480,000 - 223 Erin Mount Place Se, Calgary

MLS® #A2208369

## \$480,000

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 a 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 more living 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	\$480,000
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	8
Zoning	R-CG

### **Listing Details**

Listing Office

Grassroots Realty Group

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.