

# \$525,000 - 106 Erin Meadow Close Se, Calgary

MLS® #A2240507

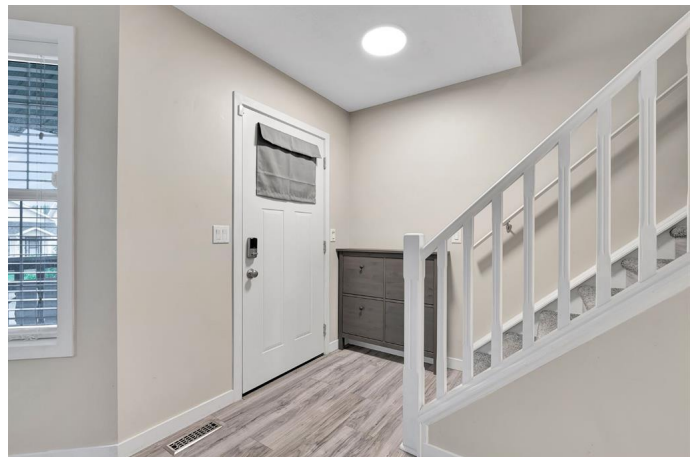
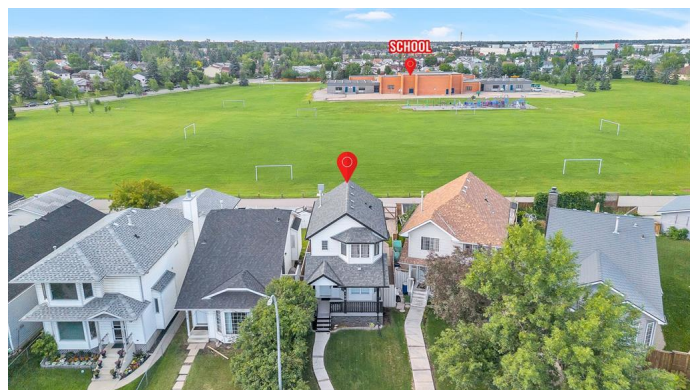
**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,209 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

Welcome home to this seriously updated home in family friendly Erin Woods. Have you been searching for a lovingly UPDATED and MOVE-IN READY home in a PRIME LOCATION backing onto Erin Woods School? Want something that's been METICULOUSLY MAINTAINED with all the BIG TICKET ITEMS already done? Welcome to 106 Erin Meadow Close - a FULLY LOADED gem with 3+1 BEDROOMS, 2.5 BATHROOMS, and a yard that backs directly onto the school field - no rear neighbours! Step inside and you'll notice the care and quality throughout. The kitchen is beautifully upgraded with QUARTZ COUNTERTOPS (2022), a convenient GARBURATOR, and even a HOT/COLD indoor tap. The main level is bright and functional, perfect for family living or entertaining guests with high end laminate flooring throughout. Upstairs you'll find three spacious bedrooms including a great primary suite with UPDATED CRANK WINDOWS (2024) and two more bedrooms with NEW WINDOWS (2022). The basement is fully finished with a FOURTH BEDROOM, full bathroom and laundry - perfect for guests or teens. Stay comfortable year-round with CENTRAL A/C (2023), a brand new AIR HANDLER for heating (2023), a high-efficiency TANKLESS WATER HEATER (2024), and a WATER SOFTENER (2023) - all the modern mechanical upgrades you'll love. Outside you'll find a COMPOSITE DECK (2015), faux stone detail on the front porch



(2022), and a newer ROOF (2015). FRONT & BACK DOORS were replaced in 2022 for extra peace of mind. BONUS – all appliances are included, even the washer, dryer, and TV! Call your favourite Realtor today and schedule a private viewing!

This one is MOVE-IN READY and absolutely PACKED with value. Don't miss your chance to call this incredible property HOME

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240507    |
| Price          | \$525,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,209       |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 106 Erin Meadow Close Se |
| Subdivision | Erin Woods               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2B 3E5                  |

**Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Hot Water                                                                                                                              |
| Cooling           | Central Air                                                                                                                            |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                            |
| Lot Description   | Landscaped, Private, Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding                                                            |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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