

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

MLS® #A2240507

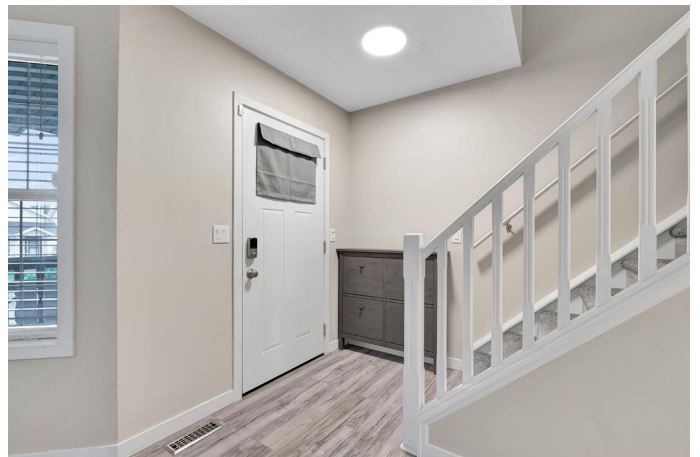
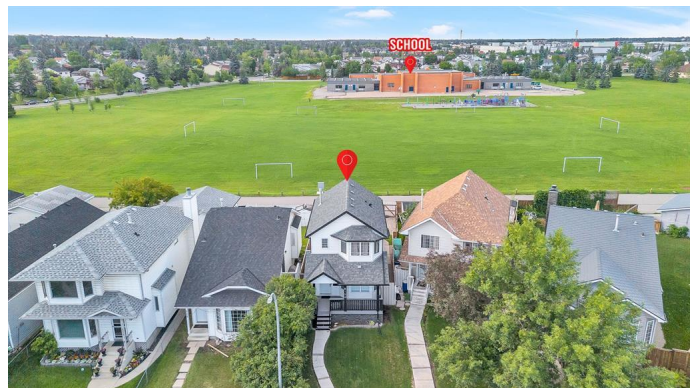
**\$525,000**

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 â€” 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. Donâ€™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
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### 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	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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