

\$499,900 - 815 Erin Woods Drive Se, Calgary

MLS® #A2249560

\$499,900

3 Bedroom, 3.00 Bathroom, 1,094 sqft

Residential on 0.07 Acres

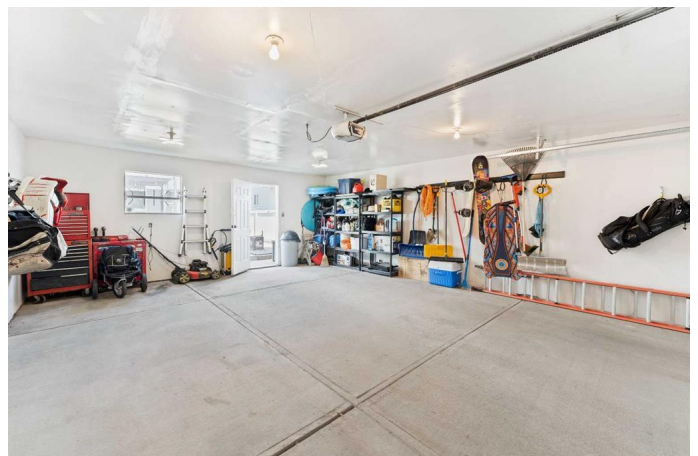
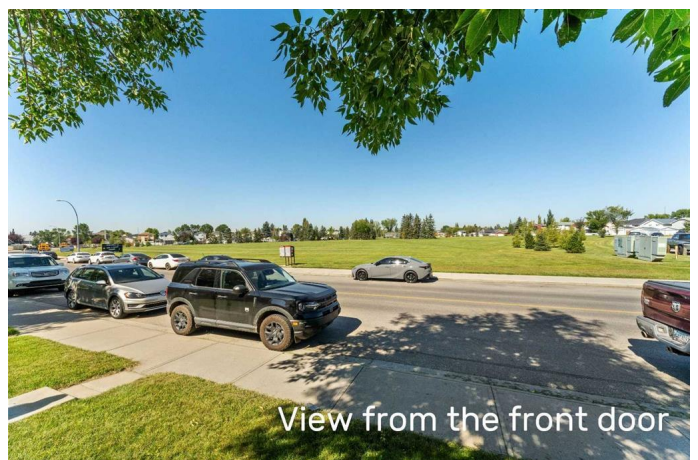
Erin Woods, Calgary, Alberta

~OPEN HOUSE ON SEPTEMBER 6 FROM 2-5 PM AND SEPTEMBER 7 FROM 12-2 PM~
PRICE REDUCTION! Welcome to 815 Erin Woods Drive SE, an **UPDATED AND BRIGHT, FULLY-FINISHED HOME** that offers both value and lifestyle, situated directly **ACROSS FROM THE PARK**. This park-side setting is perfect for morning walks, kids's™ playtime, or quiet evenings surrounded by green space.

Inside, the main level features durable **VINYL PLANK FLOORING** and a welcoming **LIVING ROOM WITH AN ELECTRIC FIREPLACE**, creating a cozy spot to relax at the end of the day. The **KITCHEN WITH STAINLESS STEEL APPLIANCES** connects easily to the dining area, making family meals and hosting friends simple and enjoyable.

Upstairs, three bedrooms, including a spacious **Primary Bedroom** with a walk-in closet and a refreshed bathroom, provide space to grow. The **FULLY FINISHED BASEMENT** includes a **REC ROOM AND STORAGE ROOM**, along with a **2-PC BATHROOM THAT CAN BE CONVERTED TO A FULL 3-PC BATHROOM**, offering flexibility as your needs change. A **NEW HIGH-EFFICIENCY FURNACE (2025)** ensures comfort and efficiency for years to come.

Step outside to a **LARGE BACKYARD PATIO WITH NEW PERGOLA**, perfect for summer evenings, and enjoy the convenience of an



INSULATED AND DRYWALLED LARGE
DOUBLE DETACHED GARAGE, plus a
PAVED/ASPHALTED BACK LANE.

This is an affordable detached home where
modern updates meet everyday practicality,
ready for your next chapter. Ask your favourite
Realtor® for a showing today!

Built in 1991

Essential Information

MLS® #	A2249560
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,094
Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	815 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3E7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Insulated, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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