

# \$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

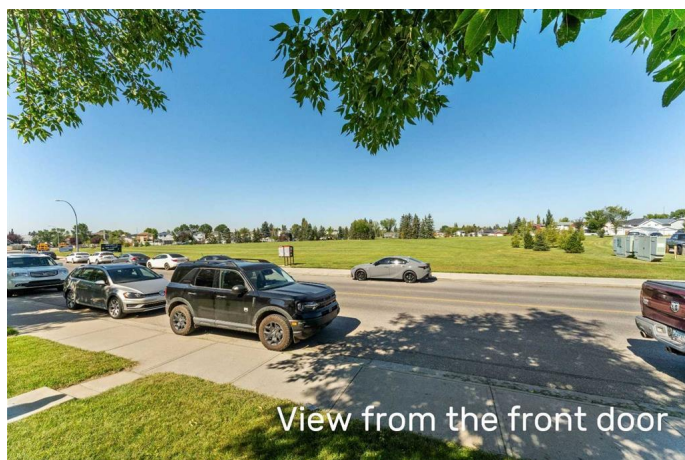
Erin Woods, Calgary, Alberta

~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 | 9                 |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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