

# \$449,000 - 40 Erin Woods Drive Se, Calgary

MLS® #A2254405

**\$449,000**

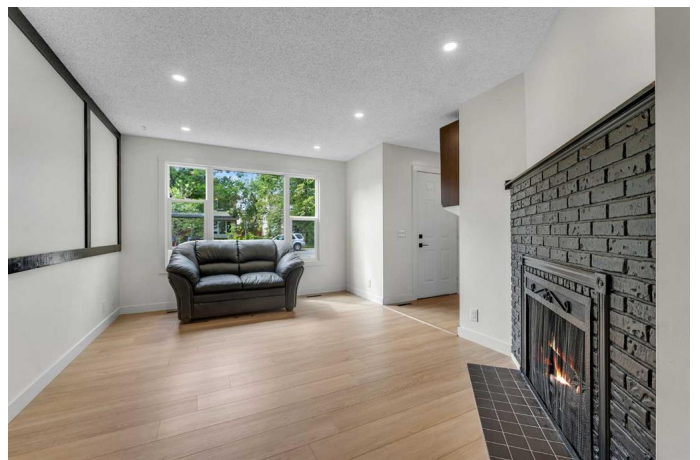
3 Bedroom, 2.00 Bathroom, 1,056 sqft  
Residential on 0.11 Acres

Erin Woods, Calgary, Alberta

\*OPEN HOUSE SAT SEPT 6 & SUN SEPT 7  
at 2 PM\* Welcome to this extensively  
renovated four-level split home nestled in the  
heart of the well-established and  
family-friendly community of Erin Woods. Set  
on a generous RC-G zoned lot with partial new  
fencing, this property boasts fantastic curb  
appeal, making a memorable first impression  
from the moment you arrive.

Step inside and envision your life unfolding  
hereâ€”starting in the bright and inviting foyer,  
where new flooring flows seamlessly  
throughout the main floor. To your left, a  
spacious living room bathed in natural light  
welcomes you with its warmth and charm. The  
freshly painted fireplace becomes an instant  
focal point, ideal for cozy evenings with loved  
ones. All windows throughout the home have  
been upgraded to new vinyl, providing energy  
efficiency and a fresh, modern look,  
complemented by stylish new lighting fixtures  
that elevate every room.

The living room opens into a generous family  
roomâ€”a perfect space to entertain guests,  
host family gatherings, or simply relax after a  
long day. Adjacent is the dining area, ideally  
situated to enjoy home-cooked meals made in  
your newly updated kitchen. With freshly  
painted cabinetry, gleaming quartz  
countertops, a striking new backsplash, and  
brand-new stainless steel appliances, the  
kitchen is both functional and beautiful. Black



accents throughout the home add a contemporary edge and tie the design together with finesse.

Upstairs, you'll find brand-new carpet throughout and three spacious bedrooms that provide peaceful retreats for every member of the household. The primary bedroom features a large closet complete with new closet organizers, offering both style and functionality. The four-piece bathroom on this level includes a brand-new tub, modern tiles, and updated faucets - designed with comfort and elegance in mind.

On the lower level, a stunning new three-piece bathroom awaits, featuring contemporary finishes including new paint, tiles, vanity, and shower. There's also a large recreational room on this level, offering the perfect spot for a pool table, home theatre, or a play area—your imagination is the limit.

The basement level remains unfinished, providing a blank canvas for future development—whether that's a home gym, workshop, and more. A washer and dryer are also conveniently located on this level.

Step outside into the expansive backyard, which includes a parking stall and plenty of room for outdoor activities, gardening, or potential future additions. Whether you're hosting barbecues, setting up a kids' play zone, or enjoying the summer sunshine, this yard is ready for your lifestyle. The property is steps away from the bus stop!

Erin Woods is a vibrant community offering everything your family needs—shopping plazas, schools, parks, and easy access to public transportation. Whether you're upsizing, investing, or buying your first home, this beautifully renovated property offers

comfort, space, and endless potential.

Built in 1980

### **Essential Information**

MLS® #	A2254405
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	40 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2S1

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, On Street, Other, Parking Pad, Stall

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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