

# \$465,000 - 946 Erin Woods Drive Se, Calgary

MLS® #A2224453

**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,513 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

A rare opportunity to own one of the largest two-storey homes in the area, with solid bones and a smart interior layout. The elegant front elevation adds curb appeal, while the skylight above dining room brings in beautiful natural light. The heart of the home, the kitchen, features a brand-new sleek quartz countertops. The cheater ensuite offers convenient access from both the hallway and the primary bedroom. The roof shingles were replaced just over 5 years ago. The detached single garage and charming storage shed offer practical value. Downstairs, a spacious flex room could be converted into a legal bedroom with the addition of an egress window. The basement flooring is in need of replacement. The home is in fair condition and priced to reflect its potential - ideal for investors looking to add value through renovations or rental income, or for first-time buyers seeking the chance to personalize and build equity from day one.

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2224453  |
| Price      | \$465,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,513       |
| Acres          | 0.07        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 946 Erin Woods Drive Se |
| Subdivision | Erin Woods              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 3C4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | See Remarks                                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Central, Forced Air, Natural Gas            |
| Cooling           | None                                        |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Family Room, Free Standing, Wood Burning    |
| Has Basement      | Yes                                         |
| Basement          | Finished, Full                              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 17             |
| Zoning         | R-CG           |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.