

# \$549,000 - 276 Erin Woods Drive Se, Calgary

MLS® #A2206472

## \$549,000

3 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to this vibrant family home in the quiet community of Erin Woods, just 4 minute walk to Erin Woods Elementary School. This sunny, well-loved and meticulously maintained house has many upgrades including: new windows and doors; new vinyl flooring in the bathrooms, new laminate flooring in the kitchen, living room and entranceway; colourful paint through-out and wallpaper mural in master bedroom; decorative moldings; newer high-efficiency furnace, 220 volt receptacle at the back of the house. Both master bedroom and living room are spacious and feature bright bay windows. There is a powder room on the first floor and a 4-piece bathroom upstairs. The kitchen is big with beautiful oak cabinets. Basement is fully finished with extra large den and family room. The yard is large and fully fenced with two big sheds that both have lights and outlets. Large paved patio is perfect for the barbeques and family gatherings! Smoke free, pet free. Very clean. Don't miss out on this one-of-a-kind family home! Call today to view.



Built in 1988

## Essential Information

MLS® #	A2206472
Price	\$549,000
Bedrooms	3
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	1,348
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	276 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3B9

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	32
Zoning	R-CG

**Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.