

# \$559,000 - 276 Erin Woods Drive Se, Calgary

MLS® #A2206472

## \$559,000

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     | \$559,000 |
| 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, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 25              |
| Zoning         | R-CG            |

## **Listing Details**

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

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