



GRASSROOTS
REALTY GROUP

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946 Erin Woods Drive SE
Calgary, Alberta

MLS # A2224453



\$465,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Erin Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,513 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Rectangular Lot | | |

| | |
|--------------------|----------------------------------|
| Heating: | Central, Forced Air, Natural Gas |
| Floors: | Ceramic Tile, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: None

A rare opportunity — 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.