815 Erin Woods Drive SE
Calgary, Alberta

MLS # A2249560

$510,000

Division:	Erin Woods
Type:	Residential/House
Style:	2 Storey

Size:	1,094 sq.ft.	**Age:**	1991 (34 yrs old)
Beds:	3	**Baths:**	1 full / 2 half

Garage:	Double Garage Detached, Driveway, Garage Door Opener, Insulated, Paved
Lot Size:	0.07 Acre
Lot Feat:	Back Yard

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Central Vacuum, Recessed Lighting			

Inclusions:	N/A

~OPEN HOUSE ON AUGUST 30 FROM 1-4 PM~ Welcome to 815 Erin Woods Drive SE, an UPDATED AND BRIGHT, FULLY-FINISHED HOME that offers both value and lifestyle, situated directly ACROSS FROM THE PARK. This park-side setting is perfect for morning walks, kids’ playtime, or quiet evenings surrounded by green space. Inside, the main level features durable VINYL PLANK FLOORING and a welcoming LIVING ROOM WITH AN ELECTRIC FIREPLACE, creating a cozy spot to relax at the end of the day. The KITCHEN WITH STAINLESS STEEL APPLIANCES connects easily to the dining area, making family meals and hosting friends simple and enjoyable. Upstairs, three bedrooms, including a spacious Primary Bedroom with a walk-in closet and a refreshed bathroom, provide space to grow. THE FULLY FINISHED BASEMENT includes a REC ROOM AND STORAGE ROOM, along with a 2-PC BATHROOM THAT CAN BE CONVERTED TO A FULL 3-PC BATHROOM, offering flexibility as your needs change. A NEW HIGH-EFFICIENCY FURNACE (2025) ensures comfort and efficiency for years to come. Step outside to a LARGE BACKYARD PATIO WITH NEW PERGOLA, perfect for summer evenings, and enjoy the convenience of an INSULATED AND DRYWALLED LARGE DOUBLE DETACHED GARAGE, plus a PAVED/ASPHALTED BACK LANE. This is an affordable detached home where modern updates meet everyday practicality, ready for your next chapter. Ask your favourite Realtor® for a showing today!