



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

226 Erin Circle SE
Calgary, Alberta

MLS # A2255156



\$425,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Off Street, On Street, Outside, Parking Pad, Side By		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Treed		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable.

Welcome to this wonderful home in the heart of Erin Woods, priced to sell and ready for the right buyer! Nestled on a quiet residential street, this property offers incredible value among the best-priced homes in the area. Enjoy a bright and functional layout with natural sunlight streaming through large windows on both sides of the home, creating a warm and inviting atmosphere. The undeveloped basement provides a fantastic opportunity to add future living space, such as a family room, or home gym — perfect for those who want to customize and build equity over time. A secondary suite would be subject to approval and permitting by the city/municipality. Ideal for first-time buyers seeking a comfortable family home or investors looking for solid potential in a established community. Erin Woods offers a strong sense of community with parks, playgrounds, and schools nearby, plus easy access to major routes including Deerfoot Trail, Peigan Trail, and Stoney Trail, making commuting around Calgary quick and convenient. Public transit and shopping amenities are also close at hand. Don't miss this great opportunity to own a home that combines affordability, flexibility, and location — book your showing today and imagine the possibilities!