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## 226 Erin Circle SE Calgary, Alberta

MLS # A2255156



\$465,000

Erin Woods				
Residential/Hou	se			
2 Storey				
1,280 sq.ft.	Age:	1998 (27 yrs old)		
3	Baths:	1 full / 1 half		
Alley Access, Driveway, Off Street, On Street, Outside, Parking Pad, S				
0.08 Acre				
Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Treed				
	Residential/Hou 2 Storey 1,280 sq.ft. 3 Alley Access, Di 0.08 Acre	Residential/House  2 Storey  1,280 sq.ft. Age:  3 Baths:  Alley Access, Driveway, Off Str  0.08 Acre		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	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, home gym, or rental suite — perfect for those who want to customize and build equity over time. 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!