



**GRASSROOTS**  
REALTY GROUP

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

**910 Erin Woods Drive SE**  
**Calgary, Alberta**

**MLS # A2263427**



**\$449,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** N/A

This 3 bedroom, 1.5 bathroom home with a DOUBLE DETACHED GARAGE and A/C is a solid property with plenty of potential. Whether you're a FIRST-TIME HOME BUYER wanting an affordable way into the market or an INVESTOR looking for your next project, this home fits the bill. The location checks the boxes for both families and renters. You're just a 2-min walk from ERIN WOODS SCHOOL, with JUNIOR HIGH & HIGH SCHOOL OPTIONS just minutes away. Grocery stores like Sobeys, NoFrills, and Superstore are all nearby, and Erin Woods Park is just around the corner. Plus, this home sits right on a CONVENIENT BUS ROUTE, making transit an easy option. Downtown Calgary is only about a 14-min drive, keeping you connected to the core. This is the kind of property where you can ADD VALUE. Move in and update over time, renovate for a flip, or hold as a rental in a COMMUNITY WITH STEADY DEMAND. With the garage, yard space, transit access, and strong location, it's a smart opportunity no matter your plan. Book your showing today!