

# \$465,000 - 946 Erin Woods Drive Se, Calgary

MLS® #A2224453

**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,513 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

A rare opportunity to own 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.

Built in 1989

## Essential Information

MLS® #	A2224453
Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,513
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	946 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3C4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Free Standing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	38
Zoning	R-CG

## **Listing Details**

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.