

# \$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	36
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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