

# \$495,000 - 159 Erin Woods Drive Se, Calgary

MLS® #A2242110

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.07 Acres

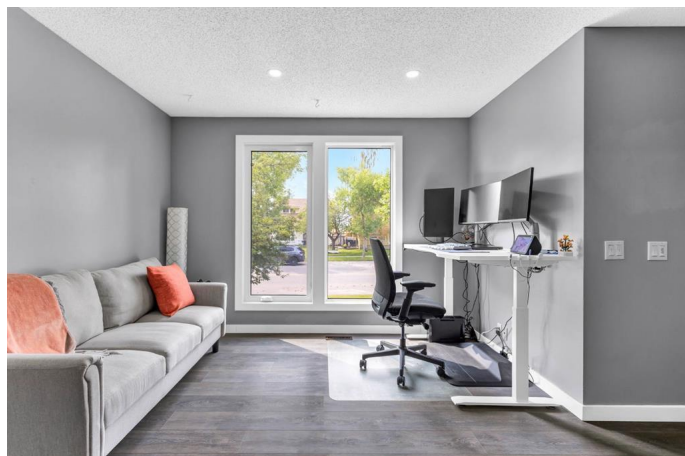
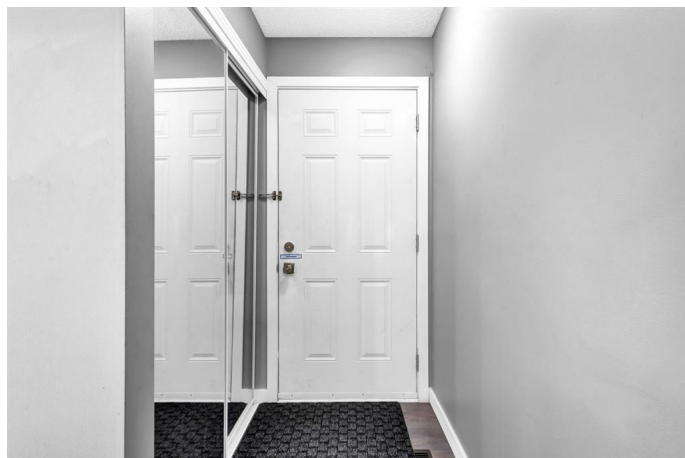
Erin Woods, Calgary, Alberta

WELCOME to your new HOME in the heart of Erin Woods. AMAZING, updated starter home for First-Time Buyers/Investors. This 2-Storey home offers 3 bedrooms + 1.5 bathrooms + developed basement + new double detached garage. UPGRADES â€“ Furnace (2022), Humidifier (2023), Washer (2023), All new triple pane Energulite rating 90 windows (2024), Attic insulation R value 54-56 (2024), New detached 21 ft x 22 ft garage with 100 amp for your electric cars + myQ opener (2025). Main offers spacious living room, dining room, half bathroom and updated kitchen with stainless steel appliances and south backyard 12ft x 8ft deck. Upper offers 3 good sized bedrooms, 4-piece bathroom with Jack & Jill door into the primary bedroom. The developed basement offers large family room, a den (which can be converted into a 4th bedroom) + laundry room. Close to schools, parks, transit, and shops. Easy access to Peigan Trail and Deerfoot Trail. ONLY 15 mins to Downtown. Call Today to VIEW!

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242110  |
| Price      | \$495,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,135       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 159 Erin Woods Drive Se |
| Subdivision | Erin Woods              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 2V7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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