

# \$598,800 - 895 Erin Woods Drive Se, Calgary

MLS® #A2244285

**\$598,800**

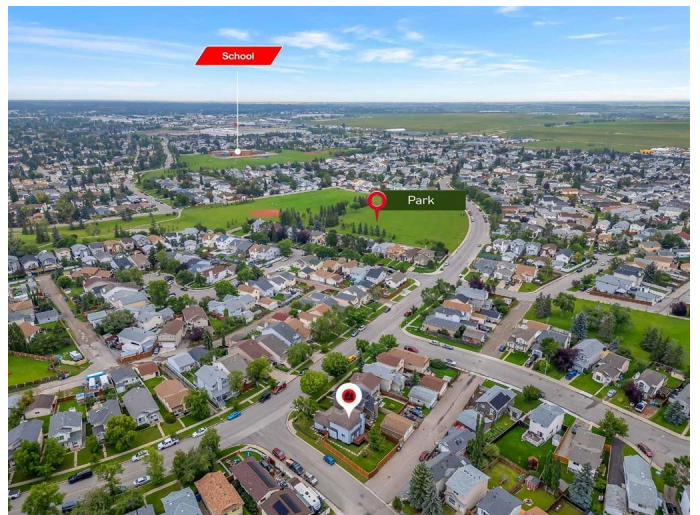
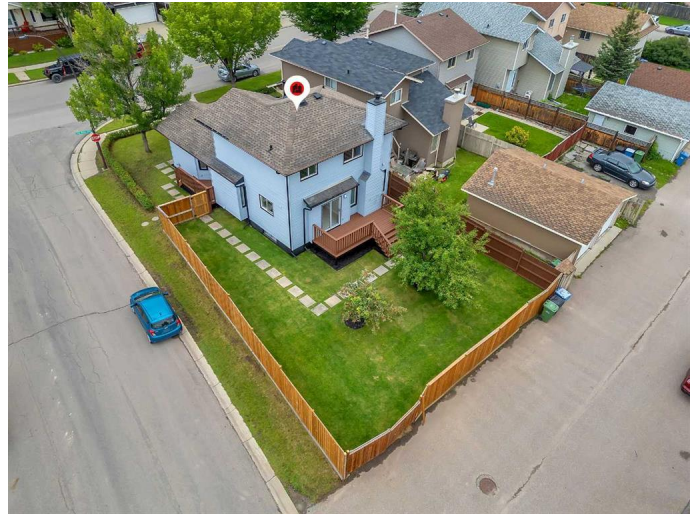
4 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.11 Acres

Erin Woods, Calgary, Alberta

FULLY RENOVATED!! HUGE CORNER LOT!! IN ERIN WOODS!! ILLEGAL BASEMENT SUITE!! SEPARATE SIDE ENTRANCE!! SINGLE ATTACHED GARAGE!! 2100+ SQFT OF LIVING SPACE!! LAUNDRY ON BOTH LEVELS!! HUGE BACKYARD!! A fantastic opportunity to own a spacious home on a prime corner lot in family-friendly Erin Woods! The main floor welcomes you with a bright open-concept layout featuring a front living room, generous dining space, and an additional family room off the kitchenâ€”perfect for gatherings or everyday comfort. The kitchen offers great cabinet space, a pantry, and easy access to the 2pc bathroom on the main level. Upstairs, youâ€™™ll find 3 well-sized bedrooms, a 3pc bathroom, and the convenience of laundry on the upper floorâ€”no more hauling clothes up and down stairs! The illegal basement suite has its own separate entrance and is complete with a second kitchen, spacious rec room, bedroom, and a full 4pc bathroom! This home also features a HUGE BACKYARD and a LARGE DECKâ€”perfect for outdoor entertaining, summer BBQs, or simply relaxing in your own private space! Enjoy the benefits of living close to schools, parks, playgrounds, shopping, and transitâ€”everything you need is within reach. A PERFECT BLEND OF SPACE, FUNCTIONALITY, AND POTENTIALâ€”BOOK YOUR SHOWING TODAY!

Built in 1990



## Essential Information

MLS® #	A2244285
Price	\$598,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	895 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3E8

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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