

# \$520,000 - 99 Erin Road Se, Calgary

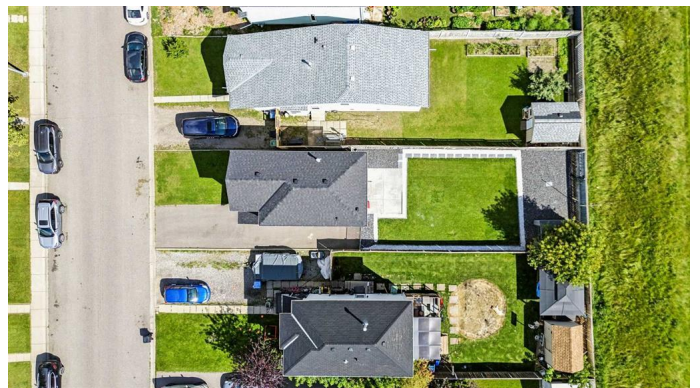
MLS® #A2250067

## \$520,000

3 Bedroom, 3.00 Bathroom, 1,136 sqft  
Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home just under 1640 sq ft of total living space, perfectly suited for first-time buyers or growing families. With over \$50,000 in thoughtful upgrades, including new windows and blinds throughout, fresh paint, newer flooring, a new furnace, hot water tank, central A/C, humidifier, updated plumbing with no Poly-B, newer stainless steel appliances, newer washer and dryer, and a new exterior door, this beautifully upgraded 3-bedroom, 2.5-bathroom home is the perfect one for you to call home. Nestled on a quiet street in Erin Woods and just 14 minutes from downtown, the main floor welcomes you with a spacious living room featuring oversized windows that flood the space with natural light, a dedicated dining area, and a beautifully upgraded kitchen with brand-new stainless steel appliances. A convenient 2-piece washroom and sliding doors lead directly to the massive, professionally landscaped backyard, ideal for kids to play, summer barbecues, or quiet outdoor relaxation. Upstairs, you are greeted by a full 4-piece washroom, the primary master bedroom with a beautiful, spacious closet, and two additional well-sized bedrooms – all featuring new windows and blinds that enhance the bright and airy feel of the home. The fully developed basement offers a versatile rec room, another 4-piece washroom, and a utility room, providing ample functional space for family living. Outside, the home boasts a massive



driveway that can accommodate up to three vehicles or even an RV, offering unmatched convenience. Located within walking distance to a playground and close to schools, shopping, and amenities, this move-in-ready home combines modern upgrades, a family-friendly layout, and an unbeatable location – the perfect space to grow, make memories, and call home. Don't miss your opportunity and call your favourite realtor to get your own private showing today!

Built in 1991

**Essential Information**

MLS® #	A2250067
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.09
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	99 Erin Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3H3

**Amenities**

Parking Spaces	3
Parking	Driveway, Parking Pad

## Interior

Interior Features	Kitchen Island, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Humidifier, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	August 21st, 2025
Zoning	R-CG

## Listing Details

Listing Office	Town Residential
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