

# \$649,000 - 756 Erin Woods Drive Se, Calgary

MLS® #A2223958

**\$649,000**

5 Bedroom, 4.00 Bathroom, 1,903 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

OPEN HOUSE June 7, 2025 From 5:00PM-6:30PM. Welcome to 756 Erin Woods Drive SE – The Largest Home in the Community!

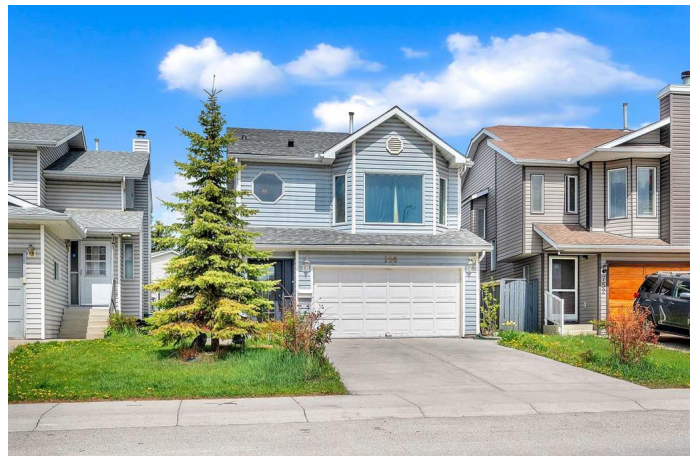
This spacious front garage home boasts over 2,500 sq. ft. of developed living space, making it the biggest house in Erin Woods! Designed for comfort and flexibility, it features 5 bedrooms, 3.5 bathrooms, and two basement suites – one legal and one illegal, each with its own private entrance.

Step inside to soaring vaulted ceilings in the main floor living and kitchen area, creating an inviting, open-concept atmosphere. The kitchen has been beautifully updated with a complete facelift and now showcases high-end Samsung stainless steel appliances. You'll also appreciate the modernized lighting throughout the home, adding both style and warmth.

Additional recent upgrades include new flooring, fresh interior paint, and a newer hot water tank. Whether you're a growing family, multi-generational household, or savvy investor, this home is packed with value and opportunity.

Don't miss out on this one-of-a-kind property in Erin Woods!

Built in 1991



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223958      |
| Price          | \$649,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,903         |
| Acres          | 0.08          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 756 Erin Woods Drive Se |
| Subdivision | Erin Woods              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 3G2                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), No Animal Home                     |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Electric Range |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 13             |
| Zoning         | R-CG           |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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