$449,990 - 272 Erin Woods Drive Se, Calgary

MLS® #A2227036

$449,990
3 Bedroom, 2.00 Bathroom, 881 sqft
Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

OPEN HOUSE SAT JUNE 28 1-3PM Welcome to this exquisite bi-level residence featuring a finished basement with SEPARATE ENTRANCE, nestled in the charming neighborhood of Erin Woods. This property offers an array of features that cater to both comfort and style. As you step inside, you are greeted by a spacious living room adorned with soaring vaulted ceilings that create an airy ambiance. The heart of the home lies in the impressively renovated kitchen, boasting stunning stone countertops and stainless steel appliances. The elegant tile backsplash adds a touch of sophistication, while the adjacent dining nook provides a cozy space for family gatherings or intimate dinners. Step outside onto the beautiful covered deckâ€”an ideal spot for morning coffee or evening relaxation, surrounded by nature. The main floor hosts two generously sized bedrooms, including an impressive primary suite that serves as your personal retreat. With convenient access to a luxurious four-piece bathroom, this suite promises tranquility. Venture downstairs to discover the fully developed basementâ€”a versatile space perfect for entertaining or accommodating guests. Featuring a welcoming family room, an additional bedroom, and another beautifully renovated bathroom, this level offers endless possibilities. For those with accessibility needs in mind, a chairlift has been thoughtfully installed but can be easily removed if desired. The basement also boasts its own separate

entrance leading directly to the backyard. Step into your private outdoor oasis where fruit trees abound! Enjoy fresh apples from your very own apple trees or savor sweet pears as they ripen on your pear treesâ€”perfect for garden enthusiasts! Grape vines add charm. A handy shed provides ample storage for gardening tools or outdoor equipment. This property is not just a house; itâ€™s a lifestyle waiting to be embraced. Whether you're seeking space for family gatherings or looking for investment potential with its separate entrance and finished basement layout, this home has it all!

Built in 1988

Essential Information

MLS® #	A2227036
Price	$449,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.07
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	272 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B3B9

Amenities

Parking	Off Street

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Stone Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s)
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations

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