

# \$349,899 - 254 Erin Woods Circle Se, Calgary

MLS® #A2241658

**\$349,899**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Incredible Value! Own Your Own Titled Land! Say Goodbye to Monthly Condo Fees and Pad Rent! This beautifully designed, air-conditioned 1,200 sq. ft. bungalow-style modular home offers three spacious bedrooms and two full bathrooms, complete with two convenient entrances. Step inside to experience an inviting open floor plan featuring a bright oak kitchen illuminated by a skylight. With ample pantry storage and a charming built-in china cabinet that doubles as an elegant beverage station, this kitchen is perfect for entertaining. The living room is a stunning showcase, boasting high vaulted ceilings and additional oak cabinetry for stylish storage, all while bathing in natural light from numerous large windows. Retreat to the primary bedroom, which includes a luxurious 4-piece ensuite bathroom complete with a 2-person jetted soaker tub, a dedicated makeup area with a sink, a separate shower, and a private toilet. The front of the home features two generously sized bedrooms with ample closet space, along with a main bathroom that is also 4 pieces, ensuring comfort for family and guests. The rear entrance features built-in cabinetry and ample storage for a freezer or other essentials, conveniently located adjacent to a separate laundry room equipped with a modern front-load washer and dryer. Step outside to discover two storage sheds skillfully hidden behind a beautifully landscaped yard, featuring a delightful apple tree and chokecherry



bushes. Whether you’re grilling on your patio or enjoying a cozy fire in the yard, outdoor living has never been better! Winterized heat tape ensures no issues during the cold. With asphalt parking and easy access to walking paths and green spaces, this home is ideally situated. Enjoy unparalleled convenience with quick access to Stoney Trail, Peigan Trail, Deerfoot Trail, and Downtown, along with all the amenities you could desire, including Costco on 17th Avenue and big box stores. Don’t miss out on this exceptional opportunity—experience it for yourself!

Built in 1992

**Essential Information**

MLS® #	A2241658
Price	\$349,899
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	254 Erin Woods Circle Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3C9

**Amenities**

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	City Lot, Fruit Trees/Shrub(s), Landscaped, Level, No Neighbours Behind, Rectangular Lot, Few Trees, Interior Lot, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s), Wood

## Additional Information

Date Listed	July 20th, 2025
Days on Market	51
Zoning	R-MH

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.