

# \$449,900 - 910 Erin Woods Drive Se, Calgary

MLS® #A2263427

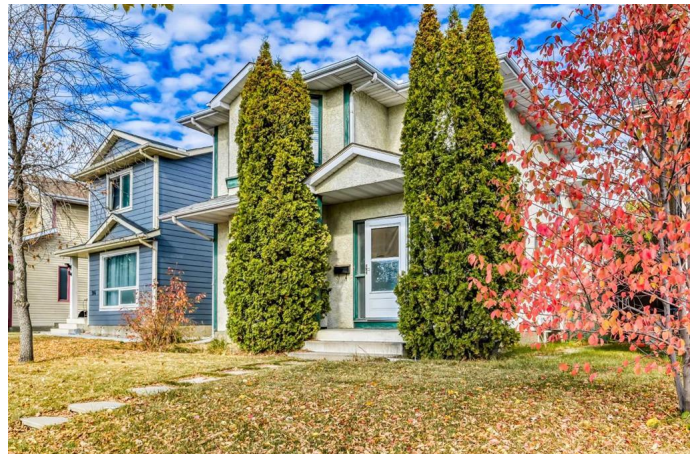
**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,297 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

This 3 bedroom, 1.5 bathroom home with a **DOUBLE DETACHED GARAGE** and A/C is a solid property with plenty of potential. Whether you're a **FIRST-TIME HOME BUYER** wanting an affordable way into the market or an **INVESTOR** looking for your next project, this home fits the bill. The location checks the boxes for both families and renters. You're just a 2-min walk from **ERIN WOODS SCHOOL**, with **JUNIOR HIGH & HIGH SCHOOL OPTIONS** just minutes away. Grocery stores like Sobeys, NoFrills, and Superstore are all nearby, and Erin Woods Park is just around the corner. Plus, this home sits right on a **CONVENIENT BUS ROUTE**, making transit an easy option. Downtown Calgary is only about a 14-min drive, keeping you connected to the core. This is the kind of property where you can **ADD VALUE**. Move in and update over time, renovate for a flip, or hold as a rental in a **COMMUNITY WITH STEADY DEMAND**. With the garage, yard space, transit access, and strong location, it's a smart opportunity no matter your plan. Book your showing today!



Built in 1990

## Essential Information

MLS® # A2263427

Price \$449,900

Bedrooms 3

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,297       |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 910 Erin Woods Drive Se |
| Subdivision | Erin Woods              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 3C4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | Full                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, Living Room                                                          |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Fire Pit, Private Yard              |
| Lot Description   | Back Yard, Front Yard, Interior Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stucco          |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |
| Zoning         | R-CG               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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