

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

MLS® #A2263427

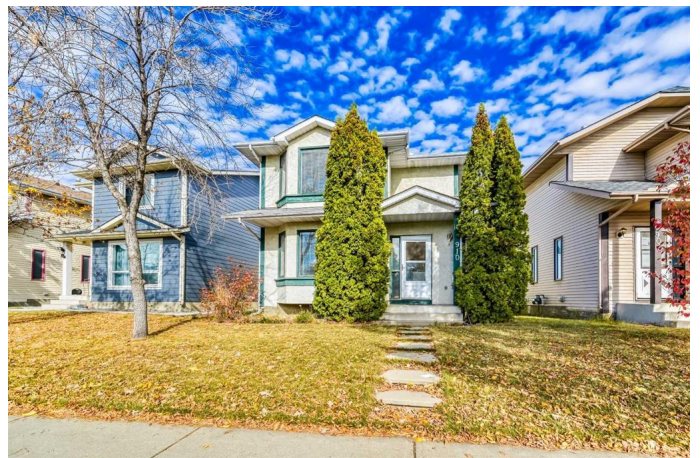
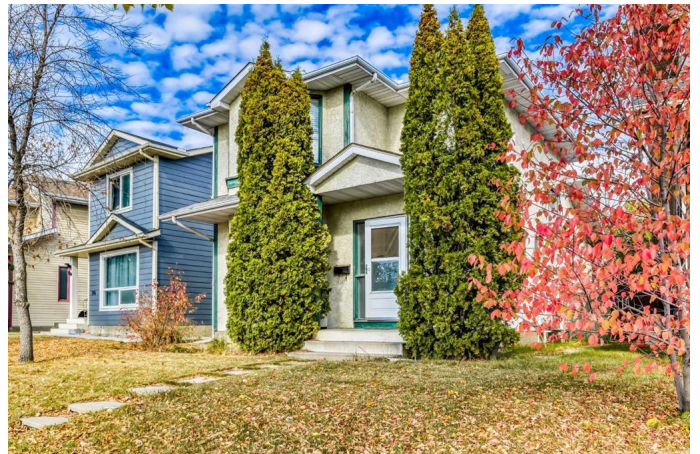
**\$449,900**

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 | 12                 |
| Zoning         | R-CG               |

**Listing Details**

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

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.