

# \$499,999 - 52 Erin Park Drive Se, Calgary

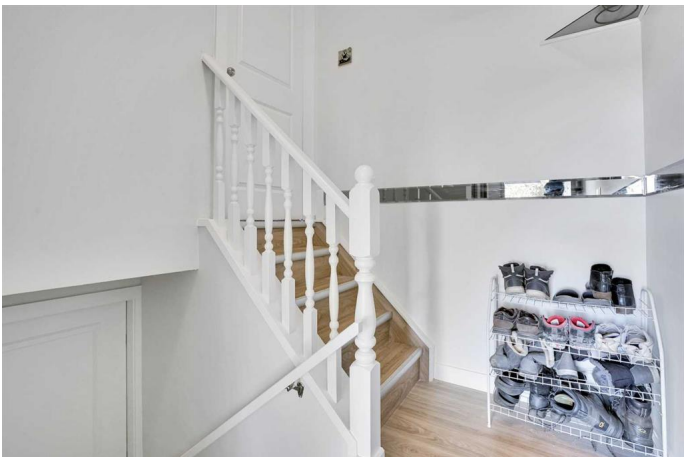
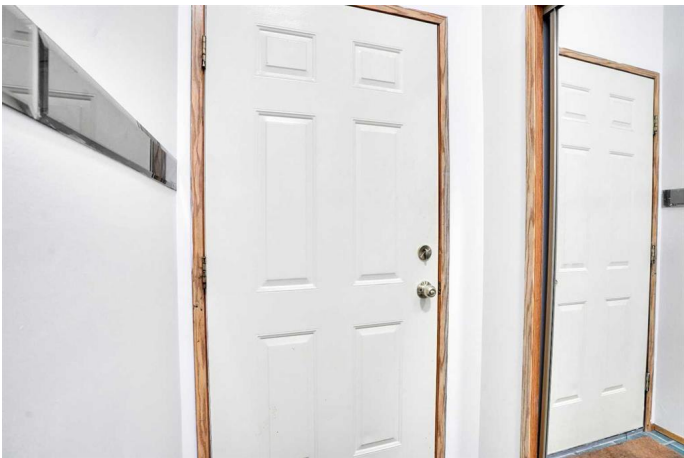
MLS® #A2264119

**\$499,999**

2 Bedroom, 1.00 Bathroom, 908 sqft  
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Welcome to this well-maintained and conveniently located home offering incredible value and versatility! The main floor features 2 spacious bedrooms, a bright and inviting living area, a full 4-piece bathroom, and a functional kitchen – perfect for families, first-time buyers, or investors. Large windows allow for plenty of natural light throughout the space. The illegal basement suite offers two additional bedrooms, a comfortable living space, a second kitchen, a full bathroom, and private laundry, making it ideal for extended family. Several key upgrades have already been completed, including a new garage roof in 2021, the house roof redone in 2017, a high-efficiency furnace installed in 2016, and a new 40-gallon water heater added in 2024. Garage is accessible from back alley. You™ll appreciate the ease of living with essential and lifestyle conveniences just minutes away: Don™t miss this outstanding opportunity that blends functionality, income potential, and proximity to everything you need. Book your viewing today!



Built in 1989

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2264119  |
| Price     | \$499,999 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 908         |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52 Erin Park Drive Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 2Z9               |

### Amenities

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

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | See Remarks                                                             |
| Appliances        | Dishwasher, Electric Oven, Gas Water Heater, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                 |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | See Remarks                                                             |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Other                                                  |
| Lot Description   | Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 8                  |
| Zoning         | RC-G               |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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