

# \$495,000 - 159 Erin Woods Drive Se, Calgary

MLS® #A2242110

## \$495,000

3 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.07 Acres

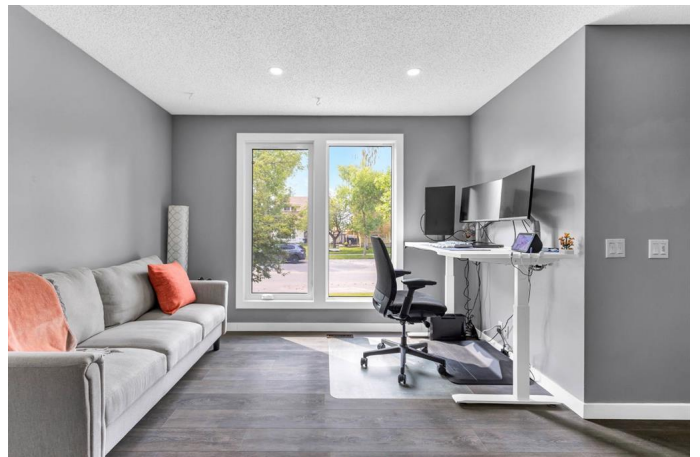
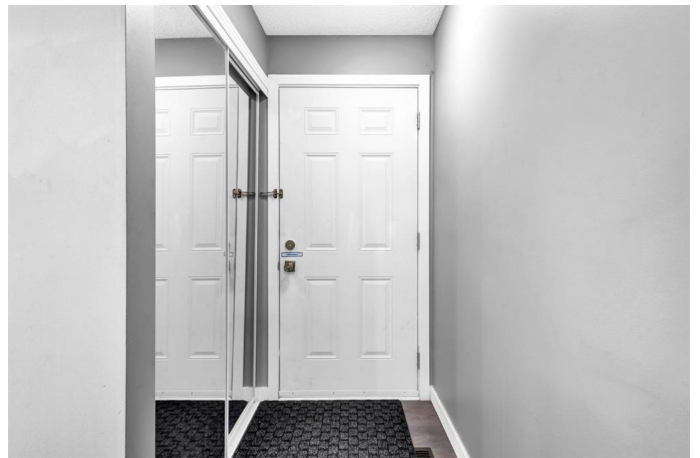
Erin Woods, Calgary, Alberta

WELCOME to your new HOME in the heart of Erin Woods. AMAZING, updated starter home for First-Time Buyers/Investors. This 2-Storey home offers 3 bedrooms + 1.5 bathrooms + developed basement + new double detached garage. UPGRADES â€“ Furnace (2022), Humidifier (2023), Washer (2023), All new triple pane Energulite rating 90 windows (2024), Attic insulation R value 54-56 (2024), New detached 21 ft x 22 ft garage with 100 amp for your electric cars + myQ opener (2025). Main offers spacious living room, dining room, half bathroom and updated kitchen with stainless steel appliances and south backyard 12ft x 8ft deck. Upper offers 3 good sized bedrooms, 4-piece bathroom with Jack & Jill door into the primary bedroom. The developed basement offers large family room, a den (which can be converted into a 4th bedroom) + laundry room. Close to schools, parks, transit, and shops. Easy access to Peigan Trail and Deerfoot Trail. ONLY 15 mins to Downtown. Call Today to VIEW!

Built in 1981

## Essential Information

MLS® #	A2242110
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,135
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	159 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2V7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	KIC Realty
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