

\$520,000 - 99 Erin Road Se, Calgary

MLS® #A2250067

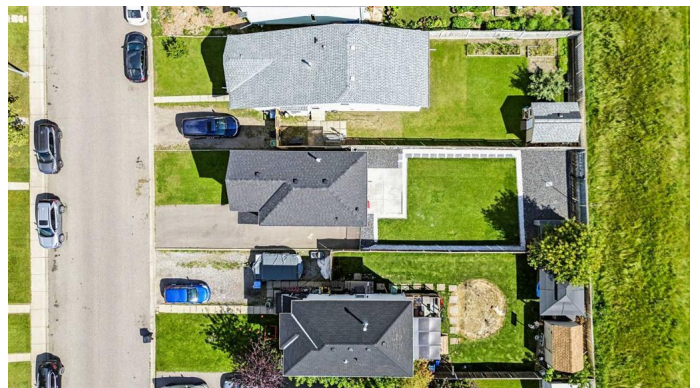
\$520,000

3 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home just under 1640 sq ft of total living space, perfectly suited for first-time buyers or growing families. With over \$50,000 in thoughtful upgrades, including new windows and blinds throughout, fresh paint, newer flooring, a new furnace, hot water tank, central A/C, humidifier, updated plumbing with no Poly-B, newer stainless steel appliances, newer washer and dryer, and a new exterior door, this beautifully upgraded 3-bedroom, 2.5-bathroom home is the perfect one for you to call home. Nestled on a quiet street in Erin Woods and just 14 minutes from downtown, the main floor welcomes you with a spacious living room featuring oversized windows that flood the space with natural light, a dedicated dining area, and a beautifully upgraded kitchen with brand-new stainless steel appliances. A convenient 2-piece washroom and sliding doors lead directly to the massive, professionally landscaped backyard, ideal for kids to play, summer barbecues, or quiet outdoor relaxation. Upstairs, you are greeted by a full 4-piece washroom, the primary master bedroom with a beautiful, spacious closet, and two additional well-sized bedrooms – all featuring new windows and blinds that enhance the bright and airy feel of the home. The fully developed basement offers a versatile rec room, another 4-piece washroom, and a utility room, providing ample functional space for family living. Outside, the home boasts a massive



driveway that can accommodate up to three vehicles or even an RV, offering unmatched convenience. Located within walking distance to a playground and close to schools, shopping, and amenities, this move-in-ready home combines modern upgrades, a family-friendly layout, and an unbeatable location – the perfect space to grow, make memories, and call home. Don't miss your opportunity and call your favourite realtor to get your own private showing today!

Built in 1991

Essential Information

MLS® #	A2250067
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.09
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Erin Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3H3

Amenities

Parking Spaces	3
Parking	Driveway, Parking Pad

Interior

Interior Features	Chandelier, Kitchen Island
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Oven, Humidifier, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Town Residential
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