

# \$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
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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