\$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 â€" 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'II 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

2

Days on Market

Zoning RC-G

Listing Details

Listing Office URBAN-REALTY.ca

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