

# \$499,000 - 895 Erin Woods Drive Se, Calgary

MLS® #A2198952

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,441 sqft  
Residential on 0.11 Acres

Erin Woods, Calgary, Alberta

UNBEATABLE HOME VALUE WITH THIS HUGE \$20,000.00 PRICE ADJUSTMENT! YOU VIEWED, YOU GAVE US YOUR COMMENTS AND FEEDBACK AND WE LISTENED. SO, TO THOSE OF YOU WHO ARE THINKING OF VISITING THE PROPERTY, COME SOONER BEFORE IT'S SOLD! Own this well-kept home nestled on a main drive and on a huge corner lot, this fully developed 2 Storey home with brand new floorings on the front living room and upper stairs is a true winner. It boasts a beautiful entry way that leads to a free-flowing floor plan, it has a nice living room, a separate dining area, a functional bright kitchen completes with nice cabinetry, and an ample space for another dining table. It also has an additional huge family room and a covered deck. On the upper level has the large masters bedroom, the other 2 extra great bedrooms and a 4 pcs bathroom. To the basement, has a separate entrance, the 2nd practical kitchen and again with an open concept floor plan that combines the living and dining area along with an additional full restroom. It has the other bedroom, the laundry area and the furnace room. This home is strategically built close to major roadways, school, parks and playgrounds, shopping, public transportations, and other numerous amenities within walking distance. Come visit today, submit an offer and make this your home sweet home! SELLERS ARE IN THE PROCESS OF MOVING PLEASE EXCUSE THE SLIGHT MESS,



ESPECIALLY THE UNPACKED BOXES IF ANY.

Built in 1990

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2198952    |
| Price          | \$499,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,441       |
| Acres          | 0.11        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 895 Erin Woods Drive Se |
| Subdivision | Erin Woods              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 3E8                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Other  |

|                 |                                       |
|-----------------|---------------------------------------|
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Family Room, Wood Burning, Tile       |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 31              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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