

# \$525,000 - 199 Erin Woods Drive Se, Calgary

MLS® #A2212038

**\$525,000**

3 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.11 Acres

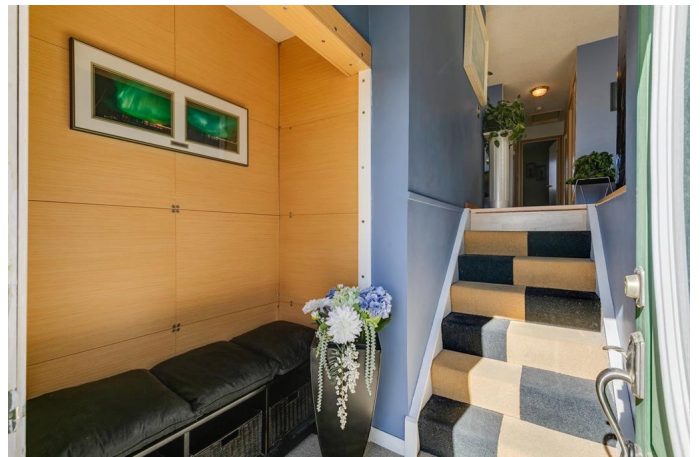
Erin Woods, Calgary, Alberta

INCREDIBLE HOME LOCATED ACROSS FROM ELEMENTARY SCHOOL. \*\*EASILY SUITABLE BI-LEVEL WITH HUGE WINDOWS AND SEPARATE SIDE ENTRANCE TO BASEMENT\*\* 3 beds, 2 baths and lovingly cared for. This home is SO BRIGHT FROM OVERSIZED WINDOWS. Lovely kitchen with white cabinets and eat in nook. Spacious living room! Master bedroom is a good size and second bedroom on the main floor is great for kids. Main floor bathroom renovated with walk-in shower and glass doors. There is a side entrance into the basement and the basement has a bedroom, bathroom and loads of open space where you could renovate and add a kitchen. Egress windows already present in the basement bedroom. Laundry is in the utility room, with large window. MASSIVE YARD, with parking pad for 2 cars and would easily fit a garage. Roof and eaves were recently replaced (2023), and water tank is also newer (2023).

Built in 1981

## Essential Information

MLS® #	A2212038
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	884



Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	199 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2V7

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Laminate Counters, No Animal Home
Appliances	Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office

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