

# **\$535,000 - 654 Erin Woods Drive Se, Calgary**

MLS® #A2228322

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

ATTENTION!!! A wonderful house for you is here! First time home buyers don't miss it. Erin Woods is a fantastic and green community which is also close to inner city. The house is bright with 1281 sqft above grade living space and new floor (2022). You will totally enjoy your either summer days or winter days in a wide living room with large windows. The kitchen has been upgraded (2024) with quartz counter and wood shelves combine with a good size for dinning area, windows, and a half bath for your convenience. Upstairs offer 3 stunning good size bedrooms and 1 full bath. The basement provide a private big room that you can enjoy your entertainment or an additional bed. This area also offers 3-piece bathroom and closet. The house also comes with TWO set of washers/dryers for both upstairs and basement and CENTRAL VACUUM! The house has its own impression with LIMEWASH painting style (it's not leaking). The backyard features a deck, large green space and parking area with enough room to build a double car garage in the future. Its location can't be beat! With easy access to three major roadways (Stoney Trail, Deerfoot Trail, 52nd Street SE) the entire city of Calgary is accessible for you to enjoy and explore. Erin Woods is known as a family-friendly and affordable neighbourhood with a community-oriented vibe. It boasts various green spaces, parks, and proximity to schools and public transit. International Avenue is only 5 minutes away that you can



find many of amenities such as grocery stores, restaurants, personal wellness services and much more shops. Don't wait until it's gone, call your favourite realtor today!

Built in 1999

### Essential Information

MLS® #	A2228322
Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	654 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3L4

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Central Vacuum, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.