

# \$520,000 - 85 Erin Woods Place Se, Calgary

MLS® #A2237558

**\$520,000**

3 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

PLEASE ENJOY THE VIDEO and iGUIDE tour. Smart Living in Erin Woods â€“ Functional Style with Great Curb Appeal. Welcome to this well-maintained 3-bedroom, 1.5 bathroom home in the heart of Erin Woods, offering 1,100 sq ft of thoughtfully designed living space that blends function and comfort. From the moment you arrive, the homeâ€™s great curb appeal stands out with its sophisticated landscaping and charming exterior. Step inside to a bright, open layout filled with natural light, thanks to updated windows and doors. Windows upgraded in 2022 and a new roof in 2024. The spacious living and dining areas are ideal for entertaining, relaxing, or working from home. The kitchen is both stylish and practical, featuring rich cabinetry, granite countertops, a tile backsplash, stainless steel appliances, ceramic tile flooring, and a large pantry for ample storage. A handy mudroom with a 2-piece bath adds everyday convenience and completes the main floor. Upstairs, youâ€™ll find three well-sized bedrooms, including a generous primary with updated sliding mirrored closet doors and direct access to the full 4-piece bathroom. Custom built-in shelving enhances storage and adds a modern touch. The partially finished basement provides nearly 500 sq ft of flexible space â€“ perfect for a home gym, office, studio, or future development. Step outside to a private, fully fenced yard with an established perennial garden and a tiled patio â€“ an ideal retreat for



morning coffee or casual gatherings. A 2-car detached garage with alley access, plus additional off-street parking, ensures practical everyday living. Tucked away on a quiet cul-de-sac, this home is minutes from Stoney Trail, Deerfoot, 52nd Street, the Foothills Industrial Park, transit, schools, green spaces, and everyday amenities. Functional, move-in ready, and thoughtfully updated – this home offers smart living in a well-connected Calgary neighbourhood. Come see it in person.

Built in 1981

**Essential Information**

MLS® #	A2237558
Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	85 Erin Woods Place Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2W5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, On Street

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Cul-De-Sac, Garden, Landscaped, Rectangular Lot, Treed, Native Plants

Roof Asphalt Shingle

Construction Aluminum Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 18th, 2025

Zoning R-CG

### Listing Details

Listing Office CIR Realty

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