

# \$495,000 - 92 Erin Woods Drive Se, Calgary

MLS® #A2247329

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,021 sqft  
Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Welcome to 92 Erin Woods Drive SE â€” a beautifully reimagined home where thoughtful updates meet everyday function. With over 1,000 sq. ft. above grade, a fully developed lower level, and three cozy bedrooms, this property offers comfort, style, and versatility in one inviting package.

Freshly painted throughout and featuring refinished kitchen counters, the main floor shines with a bright, open-concept layout where living, dining, and kitchen spaces flow seamlessly â€” perfect for lively gatherings or quiet mornings. The kitchen, complete with a breakfast bar and upgraded appliances (2019), enjoys west-facing views over your private fenced yard â€” ideal for summer BBQs or unwinding at sunset.

The enclosed front sunroom sets a warm tone on entry, while recent updates like a high-efficiency furnace and central A/C (2022), newer roof (~2015), and all windows replaced in 2017 offer peace of mind.

Downstairs, the fully developed lower level boasts a cozy wood-burning fireplace, built-in bar, half bath, and generous storage â€” an ideal space for movie nights or game-day hosting. The oversized carport easily fits two vehicles, even an SUV, while the homeâ€™s refreshed finishes and modern palette make it truly move-in ready.

Private. Stylish. Updated. Welcome home.

Built in 1980



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247329      |
| Price          | \$495,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,021         |
| Acres          | 0.10          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 92 Erin Woods Drive Se |
| Subdivision | Erin Woods             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 2S1                |

## Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Kitchen Island, Open Floorplan, Stone Counters, Storage                                                           |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Wood Burning, Free Standing, Recreation Room                                                                                          |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

**Exterior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Storage                                       |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Aluminum Siding                                                                                 |
| Foundation        | Poured Concrete                                                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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