

# \$510,000 - 85 Erin Woods Place Se, Calgary

MLS® #A2237558

**\$510,000**

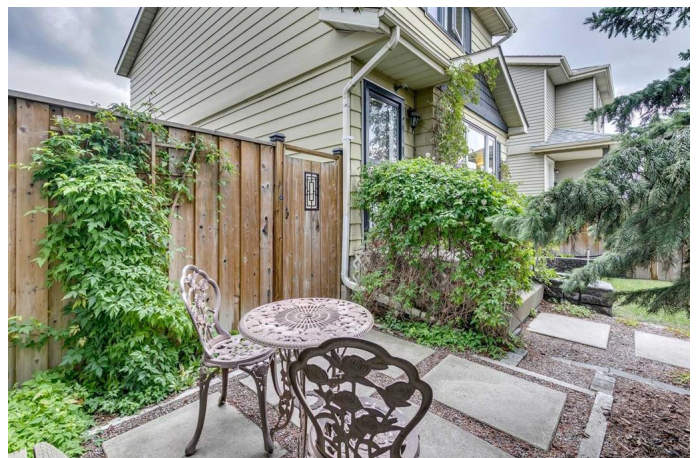
3 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

NEW PRICE! OPEN HOUSE AUG 2nd 2-4 pm. 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 – 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          | \$510,000   |
| 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      | Wood Frame, Aluminum Siding                                                      |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | R-CG            |

### Listing Details

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

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