

# \$499,000 - 895 Erin Woods Drive Se, Calgary

MLS® #A2198952

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,441 sqft  
Residential on 0.11 Acres

Erin Woods, Calgary, Alberta

UNBEATABLE HOME VALUE WITH THIS HUGE \$20,000.00 PRICE ADJUSTMENT! YOU VIEWED, YOU GAVE US YOUR COMMENTS AND FEEDBACK AND WE LISTENED. SO, TO THOSE OF YOU WHO ARE THINKING OF VISITING THE PROPERTY, COME SOONER BEFORE IT'S SOLD! Own this well-kept home nestled on a main drive and on a huge corner lot, this fully developed 2 Storey home with brand new floorings on the front living room and upper stairs is a true winner. It boasts a beautiful entry way that leads to a free-flowing floor plan, it has a nice living room, a separate dining area, a functional bright kitchen completes with nice cabinetry, and an ample space for another dining table. It also has an additional huge family room and a covered deck. On the upper level has the large masters bedroom, the other 2 extra great bedrooms and a 4 pcs bathroom. To the basement, has a separate entrance, the 2nd practical kitchen and again with an open concept floor plan that combines the living and dining area along with an additional full restroom. It has the other bedroom, the laundry area and the furnace room. This home is strategically built close to major roadways, school, parks and playgrounds, shopping, public transportations, and other numerous amenities within walking distance. Come visit today, submit an offer and make this your home sweet home! SELLERS ARE IN THE PROCESS OF MOVING PLEASE EXCUSE THE SLIGHT MESS,



ESPECIALLY THE UNPACKED BOXES IF ANY.

Built in 1990

### Essential Information

MLS® #	A2198952
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	895 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3E8

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Tile, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	30
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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