

# \$575,000 - 276 Erin Woods Drive Se, Calgary

MLS® #A2206472

## \$575,000

3 Bedroom, 2.00 Bathroom, 1,348 sqft  
Residential on 0.09 Acres

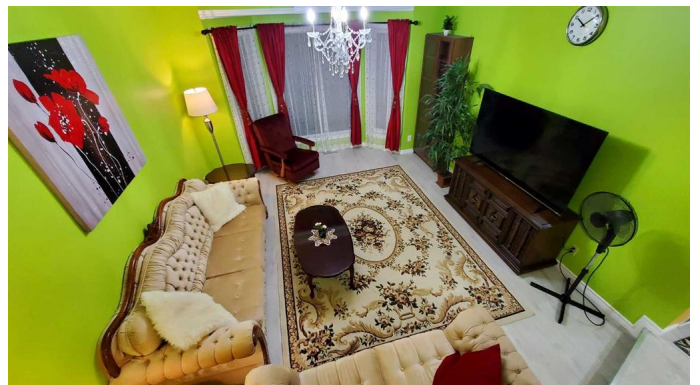
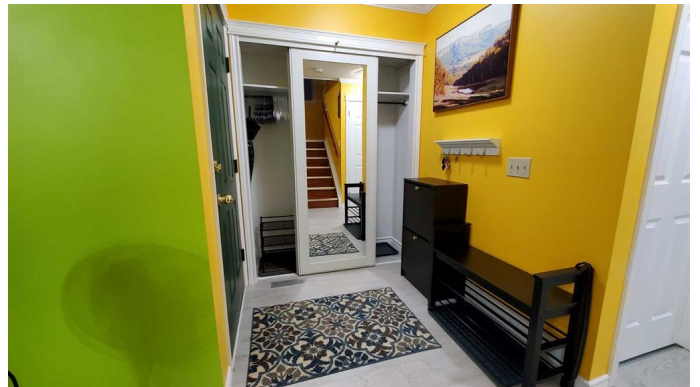
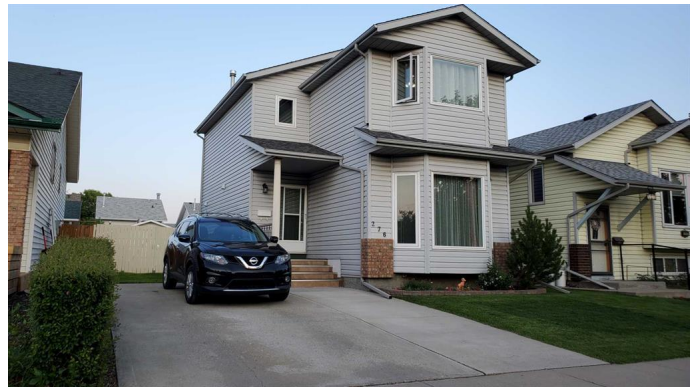
Erin Woods, Calgary, Alberta

Big beautiful home in a great location, shows very well and very well maintained. Features include a large open Kitchen with lots of cupboards space, big bright Living Room with bay window, convenient 2-piece bath on main floor, good size bedrooms, large primary bedroom with bay window, fully finished basement with family room and large den. Recent up-grades include beautiful new paint through-out, flooring, windows, patio door, high efficient furnace, 2 - plastic sheds with electricity and selves, 220 volt wiring at back of house, large fenced yard. Don't miss out! Call today to view.

Built in 1988

### Essential Information

MLS® #	A2206472
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,348
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	276 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3B9

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.