

# \$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

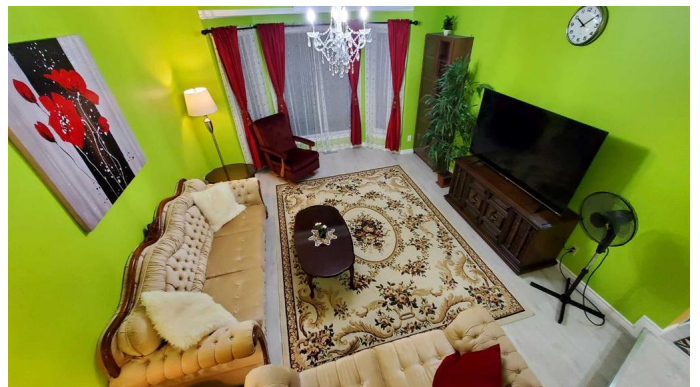
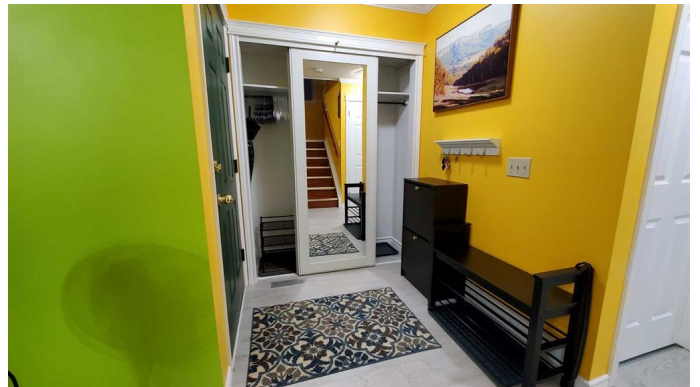
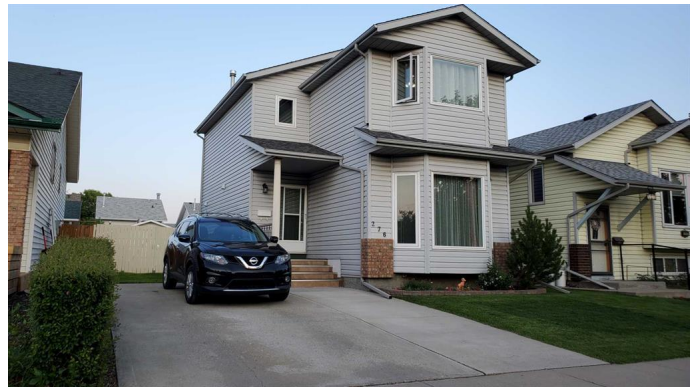
Erin Woods, Calgary, Alberta

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 |
|----------------|--------------|

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