

# \$598,800 - 895 Erin Woods Drive Se, Calgary

MLS® #A2244285

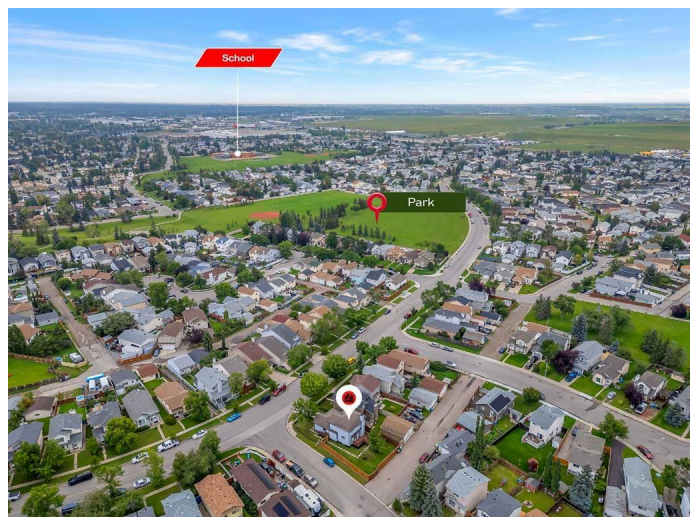
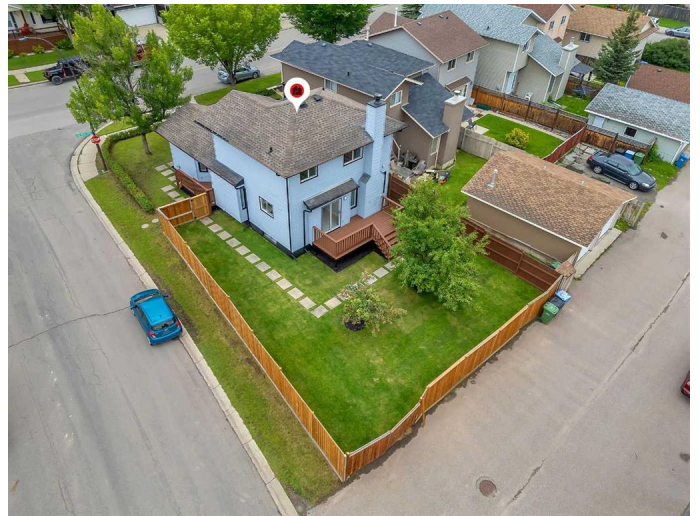
**\$598,800**

4 Bedroom, 3.00 Bathroom, 1,485 sqft  
Residential on 0.11 Acres

Erin Woods, Calgary, Alberta

FULLY RENOVATED!! HUGE CORNER LOT!! IN ERIN WOODS!! ILLEGAL BASEMENT SUITE!! SEPARATE SIDE ENTRANCE!! SINGLE ATTACHED GARAGE!! 2100+ SQFT OF LIVING SPACE!! LAUNDRY ON BOTH LEVELS!! HUGE BACKYARD!! A fantastic opportunity to own a spacious home on a prime corner lot in family-friendly Erin Woods! The main floor welcomes you with a bright open-concept layout featuring a front living room, generous dining space, and an additional family room off the kitchenâ€”perfect for gatherings or everyday comfort. The kitchen offers great cabinet space, a pantry, and easy access to the 2pc bathroom on the main level. Upstairs, youâ€™™ find 3 well-sized bedrooms, a 3pc bathroom, and the convenience of laundry on the upper floorâ€”no more hauling clothes up and down stairs! The illegal basement suite has its own separate entrance and is complete with a second kitchen, spacious rec room, bedroom, and a full 4pc bathroom! This home also features a HUGE BACKYARD and a LARGE DECKâ€”perfect for outdoor entertaining, summer BBQs, or simply relaxing in your own private space! Enjoy the benefits of living close to schools, parks, playgrounds, shopping, and transitâ€”everything you need is within reach. A PERFECT BLEND OF SPACE, FUNCTIONALITY, AND POTENTIALâ€”BOOK YOUR SHOWING TODAY!

Built in 1990



## Essential Information

MLS® #	A2244285
Price	\$598,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
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	Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

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

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.