

\$449,000 - 40 Erin Woods Drive Se, Calgary

MLS® #A2254405

\$449,000

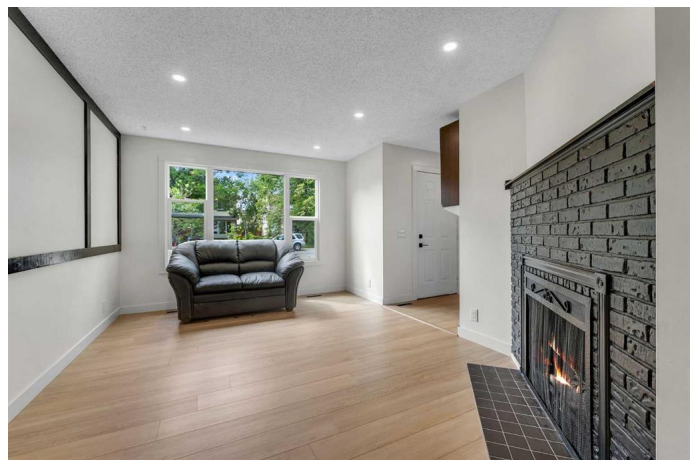
3 Bedroom, 2.00 Bathroom, 1,056 sqft
Residential on 0.11 Acres

Erin Woods, Calgary, Alberta

OPEN HOUSE SAT SEPT 6 & SUN SEPT 7 at 2 PM Welcome to this extensively renovated four-level split home nestled in the heart of the well-established and family-friendly community of Erin Woods. Set on a generous RC-G zoned lot with partial new fencing, this property boasts fantastic curb appeal, making a memorable first impression from the moment you arrive.

Step inside and envision your life unfolding here—starting in the bright and inviting foyer, where new flooring flows seamlessly throughout the main floor. To your left, a spacious living room bathed in natural light welcomes you with its warmth and charm. The freshly painted fireplace becomes an instant focal point, ideal for cozy evenings with loved ones. All windows throughout the home have been upgraded to new vinyl, providing energy efficiency and a fresh, modern look, complemented by stylish new lighting fixtures that elevate every room.

The living room opens into a generous family room—a perfect space to entertain guests, host family gatherings, or simply relax after a long day. Adjacent is the dining area, ideally situated to enjoy home-cooked meals made in your newly updated kitchen. With freshly painted cabinetry, gleaming quartz countertops, a striking new backsplash, and brand-new stainless steel appliances, the kitchen is both functional and beautiful. Black



accents throughout the home add a contemporary edge and tie the design together with finesse.

Upstairs, you'll find brand-new carpet throughout and three spacious bedrooms that provide peaceful retreats for every member of the household. The primary bedroom features a large closet complete with new closet organizers, offering both style and functionality. The four-piece bathroom on this level includes a brand-new tub, modern tiles, and updated faucets - designed with comfort and elegance in mind.

On the lower level, a stunning new three-piece bathroom awaits, featuring contemporary finishes including new paint, tiles, vanity, and shower. There's also a large recreational room on this level, offering the perfect spot for a pool table, home theatre, or a play area—your imagination is the limit.

The basement level remains unfinished, providing a blank canvas for future development—whether that's a home gym, workshop, and more. A washer and dryer are also conveniently located on this level.

Step outside into the expansive backyard, which includes a parking stall and plenty of room for outdoor activities, gardening, or potential future additions. Whether you're hosting barbecues, setting up a kids' play zone, or enjoying the summer sunshine, this yard is ready for your lifestyle. The property is steps away from the bus stop!

Erin Woods is a vibrant community offering everything your family needs—shopping plazas, schools, parks, and easy access to public transportation. Whether you're upsizing, investing, or buying your first home, this beautifully renovated property offers

comfort, space, and endless potential.

Built in 1980

Essential Information

MLS® #	A2254405
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	40 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2S1

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, On Street, Other, Parking Pad, Stall

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	10
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.