

# \$489,000 - 43 Erin Woods Place Se, Calgary

MLS® #A2227678

**\$489,000**

3 Bedroom, 2.00 Bathroom, 1,132 sqft  
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Lovingly updated and MOVE-IN READY, this 3-BEDROOM FAMILY HOME sits on a quiet cul-de-sac with over 1,100 SQ FT ABOVE GRADE + A FINISHED BASEMENT, an OVERSIZED SINGLE GARAGE, RV PARKING, and an ABUNDANCE OF ADDITIONAL PARKING. Bright, spacious, and impeccably maintained—this home shows 10/10!

The main floor features a large living room, a sun-filled kitchen with FRENCH DOORS to the deck, and a SKYLIGHT that brings in even more natural light. Downstairs is fully finished with SOUNDPROOFED ROXUL CEILING, recessed lighting, fresh paint, and HARDWIRED SMOKE DETECTORS.

UPGRADES INCLUDE: NEW ROOF (2020), NEW COMPOSITE DECK with privacy wall, HEATED TILE FLOORING, NEW FURNACE (2015), NEW SIDING on garage, A/C, and NEW FRIDGE & WASHER (2020/21). While the windows are not brand new, they've been UPDATED FROM ORIGINAL and remain in excellent condition.

Enjoy a sunny yard with plenty of privacy, a LOW-MAINTENANCE EXTERIOR, and the perfect space to unwind or entertain. Just minutes from STONEY, DEERFOOT, BARLOW, 52ND STREET, Foothills Industrial, and a quick commute to DOWNTOWN OR THE AIRPORT. Tons of value, pride of



ownership, and truly AMAZING  
NEIGHBOURSâ€™this one has it all!

Built in 1981

### Essential Information

MLS® #	A2227678
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,132
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Erin Woods Place Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2W5

### Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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