

\$485,880 - 79 Erin Woods Drive Se, Calgary

MLS® #A2144869

\$485,880

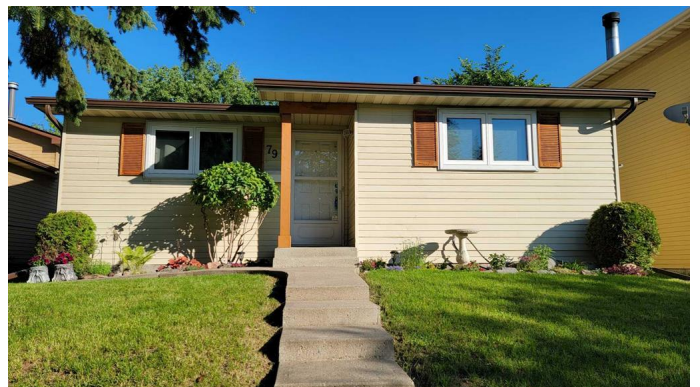
2 Bedroom, 2.00 Bathroom, 1,042 sqft
Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

OPEN HOUSE SAT JULY 20 from 12-3 pm.
WOW!!!! 79 Erin Woods Drive SE is a charming gem of family home that boasts an expansive rustic layout with modern amenities. This spacious residence offers comfortable living with its generous square footage, ensuring ample space for both relaxation and entertainment. The property features an oversized detached single garage, fully finished basement and additional storage. One of the standout features of this home tiered deck, garden and park behind the home. It's perfect for unwinding after a long day or entertaining guests.

The neighborhood surrounding 79 Erin Woods Drive SE is replete with amenities that cater to all lifestyle needs. Residents can enjoy the convenience of nearby shopping, restaurants, and cafes, making daily errands and dining out a breeze. The area also features several parks, providing green spaces for outdoor activities and leisurely strolls. Erin Woods Park, in particular, is a favorite among locals, offering playgrounds, sports fields, and scenic walking paths.

Families with children will appreciate the proximity to several well-regarded schools. Erin Woods Elementary School is just a short walk away, ensuring a quick and easy commute for the youngest students. For older children, there are also several junior high and high schools within a short drive. The



combination of educational facilities, recreational amenities, and a comfortable, well-equipped home makes 79 Erin Woods Drive SE an ideal choice for families seeking a balanced and fulfilling lifestyle. Be sure to ask your realtor for the list of Fantastic home features supplied in this listing!

Built in 1980

Essential Information

MLS® #	A2144869
Price	\$485,880
Sold Price	\$475,880
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	79 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2R9

Amenities

Parking Spaces	5
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Built-in Features
Appliances	Built-In Electric Range, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 31st, 2024
Days on Market	21
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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