

# \$534,900 - 783 Erin Woods Drive Se, Calgary

MLS® #A2228524

**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,459 sqft  
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

**\*\* Open House, Sunday June 22, 1-3 pm \*\***

Welcome to this beautifully updated and well cared-for, move-in-ready home in the highly desirable and family-friendly community of Erin Woods. Exceptionally priced, this fully developed 2-storey home sits on a large lot and offers nearly 2,000 square feet of comfortable living space. Upon entering, you'll be greeted by a bright and spacious living room, complete with a bay window that fills the space with natural light. The kitchen is a true highlight, featuring ample cupboard space, stunning newer quartz countertops, and a modern backsplash, all open to the dining area and sliding doors leading to your sunny south-facing deck—perfect for summer barbecues and outdoor enjoyment. The main floor also boasts a cozy family room with a wood-burning fireplace, beautifully updated with sleek new brick, creating a perfect spot to relax. Upstairs, the expansive primary bedroom offers a generous walk-in closet, while two additional good-sized bedrooms and a 4-piece bathroom designed to accommodate laundry complete the upper level. The entire main floor and upper level feature durable vinyl plank flooring, providing a fresh, modern look throughout. The fully finished basement is ideal for extended family or guests, with a 4th bedroom, kitchenette, 3-piece washroom, and laundry area—offering bright and open additional living space. No need to worry about parking, as this home comes with an oversized double detached garage, ensuring plenty of



room for your vehicles and storage. Located in a quiet and friendly neighborhood with easy access to parks, schools, and local amenities, this home is a must-see. A perfect blend of comfort, space, and value for your growing family!

Built in 1991

### **Essential Information**

MLS® #	A2228524
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	783 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3E4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
-------------------	-------------------

Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.