

\$465,000 - 226 Erin Circle Se, Calgary

MLS® #A2255156

\$465,000

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Single Family on 0.08 Acres

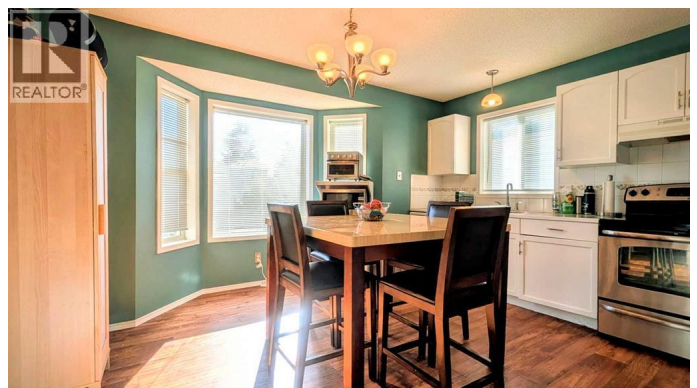
Erin Woods, Calgary, Alberta

Welcome to this wonderful home in the heart of Erin Woods, priced to sell and ready for the right buyer! Nestled on a quiet residential street, this property offers incredible value among the best-priced homes in the area. Enjoy a bright and functional layout with natural sunlight streaming through large windows on both sides of the home, creating a warm and inviting atmosphere. The undeveloped basement provides a fantastic opportunity to add future living space, such as a family room, home gym, or rental suite — perfect for those who want to customize and build equity over time. Ideal for first-time buyers seeking a comfortable family home or investors looking for solid potential in a established community. Erin Woods offers a strong sense of community with parks, playgrounds, and schools nearby, plus easy access to major routes including Deerfoot Trail, Peigan Trail, and Stoney Trail, making commuting around Calgary quick and convenient. Public transit and shopping amenities are also close at hand. Don't miss this great opportunity to own a home that combines affordability, flexibility, and location — book your showing today and imagine the possibilities! (id:6289)

Built in 1998

Essential Information

Listing # A2255156



Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,289
Acres	0.08
Year Built	1998
Type	Single Family
Sub-Type	Freehold

Community Information

Address	226 Erin Circle Se
Subdivision	Erin Woods
City	Calgary
Province	Alberta
Postal Code	T2B3K1

Amenities

Amenities	Park, Playground, Schools
Features	Treed, See remarks, Back lane
Parking Spaces	4
Parking	Other, Parking Pad, Street

Interior

Appliances	Range - Electric, Dishwasher, Microwave, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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