

\$349,897 - 254 Erin Woods Circle Se, Calgary

MLS® #A2259734

\$349,897

3 Bedroom, 2.00 Bathroom, 1,200 sqft
Single Family on 0.08 Acres

Erin Woods, Calgary, Alberta

OPEN HOUSE SAT 1-3 PM Incredible Value!
Own Your Own Titled Land! Say Goodbye to Monthly Condo Fees and Pad Rent! This beautifully designed, air-conditioned 1,200 sq. ft. bungalow-style modular home offers three spacious bedrooms and two full bathrooms, complete with two convenient entrances. Step inside to experience an inviting open floor plan featuring a bright oak kitchen illuminated by a skylight. With ample pantry storage and a charming built-in china cabinet that doubles as an elegant beverage station, this kitchen is perfect for entertaining. The living room is a stunning showcase, boasting high vaulted ceilings and additional oak cabinetry for stylish storage, all while bathing in natural light from numerous large windows. Retreat to the primary bedroom, which includes a luxurious 4-piece ensuite bathroom complete with a 2-person jetted soaker tub, a dedicated makeup area with a sink, a separate shower, and a private toilet. The front of the home features two generously sized bedrooms with ample closet space, along with a main bathroom that is also 4 pieces, ensuring comfort for family and guests. The rear entrance features built-in cabinetry and ample storage for a freezer or other essentials, conveniently located adjacent to a separate laundry room equipped with a modern front-load washer and dryer. Step outside to discover two storage sheds skillfully hidden behind a beautifully landscaped yard, featuring a delightful apple tree and chokecherry



bushes. Whether youâ€™re grilling on your patio or enjoying a cozy fire in the yard, outdoor living has never been better! Winterized heat tape ensures no issues during the cold. With asphalt parking and easy access to walking paths and green spaces, this home is ideally situated. Enjoy unparalleled convenience with quick access to Stoney Trail, Peigan Trail, Deerfoot Trail, and Downtown, along with all the amenities you could desire, including Costco on 17th Avenue and big box stores. Donâ€™t miss out on this exceptional opportunityâ€”experience it for yourself! (id:6289)

Built in 1992

Essential Information

Listing #	A2259734
Price	\$349,897
Bedrooms	3
Bathrooms	2.00
Square Footage	1,200
Acres	0.08
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	254 Erin Woods Circle Se
Subdivision	Erin Woods
City	Calgary
Province	Alberta
Postal Code	T2B3C9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No neighbours behind, No Animal Home, No Smoking Home, Level
Parking Spaces	2

Parking Parking Pad

Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo,
Window Coverings

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 1

Exterior

Exterior Vinyl siding

Exterior Features Fruit trees, Landscaped

Construction Wood frame

Foundation Piled, Wood

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 12th, 2025 at 11:46pm PDT