

# \$649,000 - 756 Erin Woods Drive Se, Calgary

MLS® #A2223958

**\$649,000**

5 Bedroom, 4.00 Bathroom, 1,903 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

OPEN HOUSE MAY 31, 2025 From 4:00PM-6:30PM. Welcome to 756 Erin Woods Drive SE â€” The Largest Home in the Community!

This spacious front garage home boasts over 2,500 sq. ft. of developed living space, making it the biggest house in Erin Woods! Designed for comfort and flexibility, it features 5 bedrooms, 3.5 bathrooms, and two basement suites â€” one legal and one illegal, each with its own private entrance.

Step inside to soaring vaulted ceilings in the main floor living and kitchen area, creating an inviting, open-concept atmosphere. The kitchen has been beautifully updated with a complete facelift and now showcases high-end Samsung stainless steel appliances. You'll also appreciate the modernized lighting throughout the home, adding both style and warmth.

Additional recent upgrades include new flooring, fresh interior paint, and a newer hot water tank. Whether you're a growing family, multi-generational household, or savvy investor, this home is packed with value and opportunity.

Donâ€™t miss out on this one-of-a-kind property in Erin Woods!

Built in 1991



## Essential Information

MLS® #	A2223958
Price	\$649,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,903
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	756 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3G2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	4
Zoning	R-CG

**Listing Details**

Listing Office	PREP Realty
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