

\$475,000 - 272 Erin Woods Drive, Calgary

MLS® #A2227036

\$475,000

3 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

****OPEN HOUSE SUN JUNE 22**

1-3PM**Welcome to this exquisite bi-level residence featuring a finished basement with SEPARATE ENTRANCE, nestled in the charming neighborhood of Erin Woods. This property offers an array of features that cater to both comfort and style. As you step inside, you are greeted by a spacious living room adorned with soaring vaulted ceilings that create an airy ambiance. The heart of the home lies in the impressively renovated kitchen, boasting stunning stone countertops and stainless steel appliances. The elegant tile backsplash adds a touch of sophistication, while the adjacent dining nook provides a cozy space for family gatherings or intimate dinners. Step outside onto the beautiful covered deck—an ideal spot for morning coffee or evening relaxation, surrounded by nature. The main floor hosts two generously sized bedrooms, including an impressive primary suite that serves as your personal retreat. With convenient access to a luxurious four-piece bathroom, this suite promises tranquility. Venture downstairs to discover the fully developed basement—a versatile space perfect for entertaining or accommodating guests. Featuring a welcoming family room, an additional bedroom, and another beautifully renovated bathroom, this level offers endless possibilities. For those with accessibility needs in mind, a chairlift has been thoughtfully installed but can be easily removed if desired. The basement also boasts its own separate



entrance leading directly to the backyard. Step into your private outdoor oasis where fruit trees abound! Enjoy fresh apples from your very own apple trees or savor sweet pears as they ripen on your pear trees—perfect for garden enthusiasts! Grape vines add charm. A handy shed provides ample storage for gardening tools or outdoor equipment. This property is not just a house; it’s a lifestyle waiting to be embraced. Whether you're seeking space for family gatherings or looking for investment potential with its separate entrance and finished basement layout, this home has it all!

Built in 1988

Essential Information

MLS® #	A2227036
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.07
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	272 Erin Woods Drive
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B3B9

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s)
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.