

# \$475,000 - 92 Erin Woods Drive Se, Calgary

MLS® #A2222354

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Welcome to 92 Erin Woods Drive SE â€” a beautifully reimagined residence where thoughtful design meets everyday function. With over 1,000 sq ft above grade and a fully developed lower level, this home delivers a rare blend of style, comfort, and versatility.

Step through the enclosed front sunroom â€” a bright and breezy prelude to the warmth inside. The main floor unveils an open-concept layout where living, dining, and kitchen spaces flow effortlessly â€” ideal for lively conversation or quiet weekday mornings. The kitchen boasts concrete countertops, a breakfast bar, and upgraded appliances (just five years old), perfectly suited for hosting and daily ease.

From the west-facing kitchen window, enjoy views of your private, fenced yard â€” a picturesque setting for summer BBQs, evening wine under the golden sky, or simply watching the kids play. The roof (~2015) is under 10 years old, and all windows (2017) were replaced just eight years ago, adding peace of mind and energy efficiency.

Beat the summer heat with central air conditioning (2022), installed just three years ago along with a high-efficiency furnace. A/C isnâ€™t just a luxury â€” in Calgaryâ€™s increasingly warm summers, itâ€™s a game-changer, offering cool, restful nights and year-round comfort.



Downstairs, the lower level invites with a cozy wood-burning fireplace, built-in bar, half bath, and two spacious storage rooms – ideal for movie nights, game-day hosting, or multigenerational living.

The oversized carport easily fits two vehicles – even an Escalade – while the home’s Vogue-inspired palette and crisp white trim lend a timeless, modern edge.

Private. Stylish. Move-in ready. Welcome home.

Built in 1980

**Essential Information**

MLS® #	A2222354
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,021
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	92 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2S1

**Amenities**

Parking Spaces	2
Parking	Carport, Off Street

## Interior

Interior Features	Bar, Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	46
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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