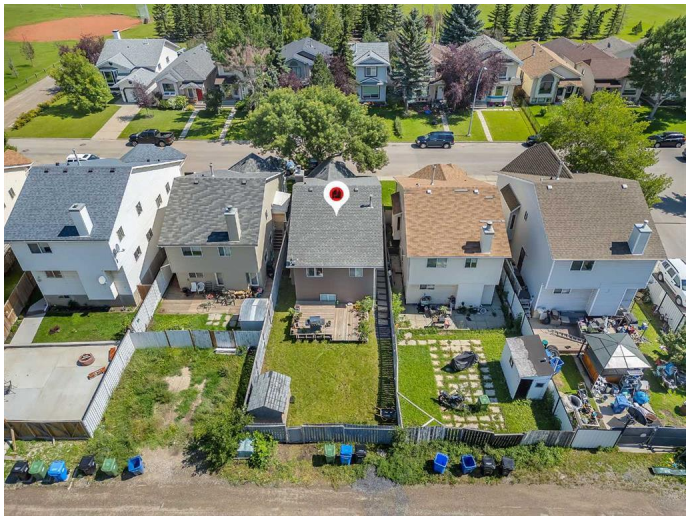
$524,999 - 63 Erin Green Way Se, Calgary

MLS® #A2247544

$524,999
4 Bedroom, 2.00 Bathroom, 1,002 sqft
Residential on 0.08 Acres



Erin Woods, Calgary, Alberta

Welcome to Your Perfect Family Home in Erin Woods!

If youâ€™ve been searching for a home that checks every box; this is it! This beautifully maintained three level split offers a warm, inviting layout, thoughtful updates, and versatile living spaces to suit your familyâ€™s needs.

Step inside to a bright and spacious living room that flows seamlessly into the sizable dining area, perfect for family meals or hosting guests. The kitchen boasts refinished oak cabinetry that blends classic charm with modern updates, while new triple pane front windows (with a transferable warranty) fill the home with natural light and boost energy efficiency. All other windows have been updated to durable vinyl, ensuring low-maintenance, long-lasting quality.

Upstairs, youâ€™ll find three generously sized bedrooms and a full bathroom, creating a comfortable retreat for the whole family. The lower level offers amazing flexibility it features an extra bedroom and can be set up as an non conforming illegal suite or used as a private space for a nanny, extended family, or older child.

Outside, enjoy your private yard perfect for summer BBQs and family gatherings; while being just minutes from Erin Woods Park,

which offers a baseball diamond, basketball court, and a playground for kids to enjoy. Local schools are also only minutes away, making day to day life incredibly convenient.

Located in a welcoming community with quick access to major routes, this home is meticulously cared for and move in ready.

Book your showing today and see why this Erin Woods gem is the perfect place for your family to call home.

Built in 1990

Essential Information

MLS® #	A2247544
Price	$524,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.08
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	63 Erin Green Way Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3C3

Amenities

Parking	Off Street

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	August 11th, 2025
Days on Market	14
Zoning	RCG

Listing Details

Listing Office	Real Broker

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