

# \$496,000 - 99 Erin Road Se, Calgary

MLS® #A2250067

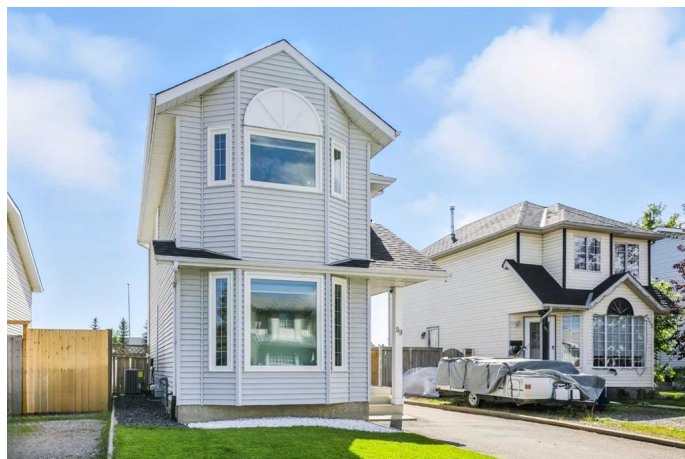
**\$496,000**

3 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home just under 1640 sq ft of total living space, perfectly suited for first-time buyers or growing families. With over \$50,000 in thoughtful upgrades, including new windows and blinds throughout, fresh paint, new flooring, a new furnace, new hot water tank, new central A/C, new humidifier, updated plumbing with NO Poly-B, newer stainless steel appliances, new washer & dryer, and a new exterior door, this beautifully upgraded 3-bedroom, 2.5-bathroom home is the perfect one for you to call home. Nestled on a quiet street in Erin Woods and just 14 minutes from downtown, the main floor welcomes you with a spacious living room featuring oversized windows that flood the space with natural light, a dedicated dining area, and a beautifully upgraded kitchen with brand-new stainless steel appliances. A convenient 2-piece washroom and sliding doors lead directly to the massive, professionally landscaped backyard, ideal for kids to play, summer barbecues, or quiet outdoor relaxation. Upstairs, you are greeted by a full 4-piece washroom, the primary master bedroom with a beautiful, spacious closet, and two additional well-sized bedrooms – all featuring new windows and blinds that enhance the bright and airy feel of the home. The fully developed basement offers a versatile rec room, another 4-piece washroom, and a utility room, providing ample functional space for family living. Outside, the home



boasts a massive driveway that can accommodate up to three vehicles or even an RV, offering unmatched convenience. Located within walking distance to a playground and close to schools, shopping, and amenities, this move-in-ready home combines modern upgrades, a family-friendly layout, and an unbeatable location – the perfect space to grow, make memories, and call home. Don't miss your opportunity and call your favourite realtor to get your own private showing today!

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250067    |
| Price          | \$496,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,136       |
| Acres          | 0.09        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 99 Erin Road Se |
| Subdivision | Erin Woods      |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2B 3H3         |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Driveway, Parking Pad |

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island                                                                                                                           |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Oven, Humidifier, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Central Air                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard, Storage                           |
| Lot Description   | Back Yard, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding                          |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 21                |
| Zoning         | R-CG              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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