

# \$529,900 - 73 Erin Woods Place Se, Calgary

MLS® #A2251480

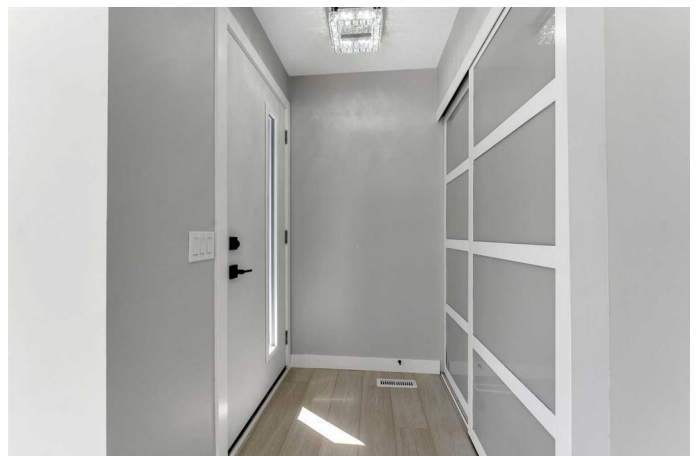
**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

FULLY RENOVATED!! ILLEGAL SUITE BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY ON BOTH LEVELS!! FULL EXTENDED DRIVEWAY!! 1600+ SQFT OF LIVING SPACE!! 4 BED 2.5 BATH!! Step inside to a bright main floor featuring a welcoming living area that flows into the dining space and breakfast nook. The kitchen showcases stainless steel appliances, quality cabinetry, and access to the backyard deck, perfect for outdoor gatherings. A convenient 2PC bath completes this level. Upstairs youâ€™™ll find 3 bedrooms and a 3PC bath, including a primary bedroom with walk-in closet. Laundry is also located on this level for added ease. The basement offers an illegal suite with a separate entrance, complete with a spacious rec room, kitchen, bedroom, 3PC bath, and its own laundry. Outside, enjoy a huge RV driveway along the side of the home plus a backyard deck for family fun. Located close to schools, shopping, and Erin Woods Parkâ€™™this property combines comfort, convenience, and value. DONâ€™™T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!!



Built in 1981

## Essential Information

MLS® # A2251480

Price \$529,900

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,142       |
| Acres          | 0.08        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 73 Erin Woods Place Se |
| Subdivision | Erin Woods             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 2W5                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Separate Entrance |
| Appliances        | Other                                          |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |
| Has Basement      | Yes                                            |
| Basement          | Exterior Entry, Full, Suite                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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