

# \$499,900 - 92 Erin Woods Drive Se, Calgary

MLS® #A2222354

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Welcome to 92 Erin Woods Drive SE—a beautifully reimagined residence where thoughtful design meets everyday function. With over 1,000 sq ft above grade and an equally inviting developed basement, this home offers a rare blend of style, comfort, and space to grow.

Step into the front sunroom, a bright and breezy prelude to what lies beyond. Inside, the main floor unveils a fluid marriage of living, dining, and kitchen spaces—a layout designed as much for conversation as for quiet mornings. The kitchen is an entertainer’s dream with concrete countertops, a breakfast bar, and upgraded appliances. From the west-facing kitchen window, enjoy a picturesque view of your private, fenced yard—perfect for watching the kids play or setting the stage for summer dinner parties under golden hour skies.

Downstairs, the lower level invites with a wood-burning fireplace and a built-in bar, offering the ultimate retreat for movie nights or hosting friends for the big game. A half bath, two generous storage rooms, and ample open living space round out this level with practical luxury.

The two-vehicle carport is spacious enough to shelter an Escalade with room to spare, while the home’s Vogue-inspired wall palette and crisp white trim create a contemporary



canvas ready for your personal touch.

Private. Stylish. Functional. Welcome home.

Built in 1980

**Essential Information**

MLS® #	A2222354
Price	\$499,900
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	Wood Burning, Basement, Free Standing
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	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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