

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

MLS® #A2251480

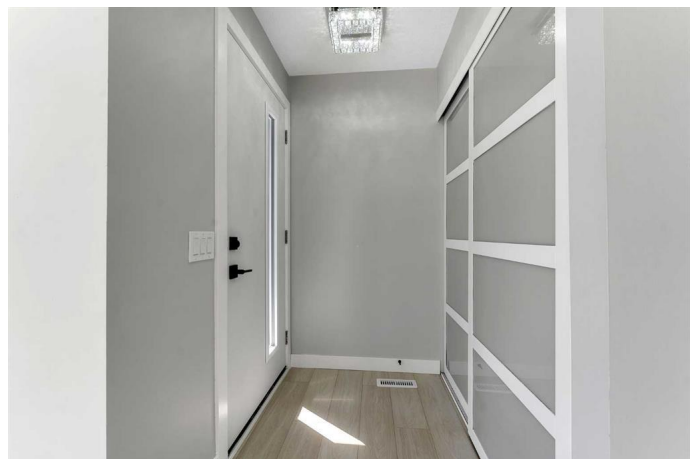
**\$529,900**

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 | 10                |
| Zoning         | R-CG              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.