

946 Erin Woods Drive SE
Calgary, Alberta

MLS # A2224453

\$465,000



Heating: Central, Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Inclusions: None

Division: Erin Woods

Type: Residential/House

Style: 2 Storey

Size: 1,513 sq.ft. **Age:** 1989 (36 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Single Garage Detached

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Front Yard, Rectangular Lot

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

A rare opportunity — one of the largest two-storey homes in the area, with solid bones and a smart interior layout. The elegant front elevation adds curb appeal, while the skylight above dining room brings in beautiful natural light. The heart of the home, the kitchen, features a brand-new sleek quartz countertops. The cheater ensuite offers convenient access from both the hallway and the primary bedroom. The roof shingles were replaced just over 5 years ago. The detached single garage and charming storage shed offer practical value. Downstairs, a spacious flex room could be converted into a legal bedroom with the addition of an egress window. The basement flooring is in need of replacement. The home is in fair condition and priced to reflect its potential — ideal for investors looking to add value through renovations or rental income, or for first-time buyers seeking the chance to personalize and build equity from day one.