

# \$440,000 - 960 Erin Woods Drive Se, Calgary

MLS® #A2248360

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,415 sqft  
Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

This sale is under Part 7 of the Civil Enforcement Act in Alberta. The property has had the upper floor renovated with a complete new four piece bathroom, doors and laminate flooring. The main floor and the basement have had renovations started but are incomplete. This is a great opportunity for the person who can see the future potential and is prepared to do some work. There is a main floor family room with a fire place, a separate living room, dining room, 2 piece bathroom, good sized kitchen with an eating area. The lower level currently has a rumpus room, bedroom and a 3 piece bathroom. The one time rear deck is now enclosed and leads to an ornamental brick patio in the rear yard. The rear detached garage is an oversized double. The home is close to schools, shopping and public transportation.

Built in 1990

## Essential Information

MLS® #	A2248360
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.07



Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	960 Erin Woods Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1M5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, City Lot, Corner Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
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Days on Market 1  
Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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