

# \$440,000 - 226 Erin Circle Se, Calgary

MLS® #A2255156

**\$440,000**

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Welcome to this wonderful home in the heart of Erin Woods, priced to sell and ready for the right buyer! Nestled on a quiet residential street, this property offers incredible value among the best-priced homes in the area.

Enjoy a bright and functional layout with natural sunlight streaming through large windows on both sides of the home, creating a warm and inviting atmosphere. The undeveloped basement provides a fantastic opportunity to add future living space, such as a family room, or home gym – perfect for those who want to customize and build equity over time. A secondary suite would be subject to approval and permitting by the city/municipality.

Ideal for first-time buyers seeking a comfortable family home or investors looking for solid potential in a established community.

Erin Woods offers a strong sense of community with parks, playgrounds, and schools nearby, plus easy access to major routes including Deerfoot Trail, Peigan Trail, and Stoney Trail, making commuting around Calgary quick and convenient. Public transit and shopping amenities are also close at hand.

Don't miss this great opportunity to own a home that combines affordability, flexibility, and location – book your showing today and



imagine the possibilities!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255156    |
| Price          | \$440,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,289       |
| Acres          | 0.08        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 226 Erin Circle Se |
| Subdivision | Erin Woods         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 3K1            |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Alley Access, Driveway, Off Street, On Street, Outside, Parking Pad, Side By Side |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks                                                     |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Standard                               |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full                                                            |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Other, Storage                                       |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 25                 |
| Zoning         | R-CG               |

**Listing Details**

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

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