



GRASSROOTS
REALTY GROUP

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232 Erin Woods Drive SE
Calgary, Alberta

MLS # A2325376



\$460,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: Clock above sink in kitchen, window coverings, extra bathroom shower tiles, extra flooring

This lovingly cared for home is ready for a new family to move in and make memories! It's so close to the elementary school that the kids can leave home just before the bell rings, or just steps to the city transit stops for those who want to make their commute easier. The home itself has 3 bedrooms upstairs, and a good sized 4 piece bathroom; perfect for a growing family or flexible enough for work from home space. The huge primary bedroom features a bay window and lots of closet space. The main floor boasts a large sunken west facing living room, a 2 pc powder room, and an extra large eat-in kitchen that leads out to the deck. With it's large yard and oversized double detached garage you have plenty of space for work and play. The lower level hosts the laundry and utility area, with 2 more rooms that have been used as guest rooms, (although no egress windows) or could function as a family or recreation space, as well as an area for storage. The large front pine tree (last trimmed 2025) offers shade on the hottest day keeping this home nice and cool, and on the coldest days it's nice and warm with the new natural gas furnace installed in 2023! This smoke free and pet free home has been the property of the original homeowners since it was built. The improvements and upgrades in that time include: All poly-b piping was removed and replaced with PEX piping in 2023 and plumbing and gas was approved by the city of Calgary, new windows installed in the kitchen, upstairs bedrooms, bathroom, and living room in 2022, kitchen sliding door in 2023, sink tap in Aug 2023, hot water tank (with a 10 yr warranty) in 2023, and the furnace was last cleaned in Nov 2025. Due to water damage from the previously cracked Poly-B piping under the upstairs bathroom sink the following repairs were made in 2017-2018: new toilets, new vinyl floors in both bathrooms, kitchen,

and main floor hallway. Baseboards on the main and second floors were also replaced, as was the front door. Drywall installed in the basement and main floor in July 2025. The interiors were newly painted in late 2025. Outdoor improvements were made with fences on both sides installed in 2023 and 2024 respectively. The rooves on the home and garage were replaced in 2008 and a plastic cement was added to the shingles for 110 mph wind resistance. There is an open book shared by the homeowner, in the kitchen on display with some pictures and notes about the home and garden for potential buyers.