

\$499,999 - 52 Erin Park Drive Se, Calgary

MLS® #A2264119

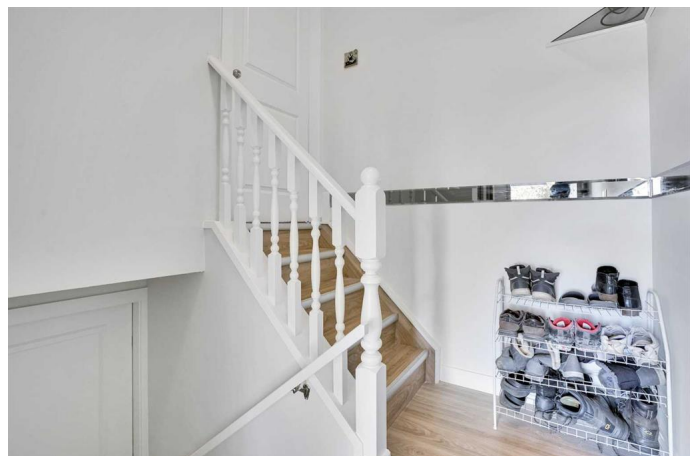
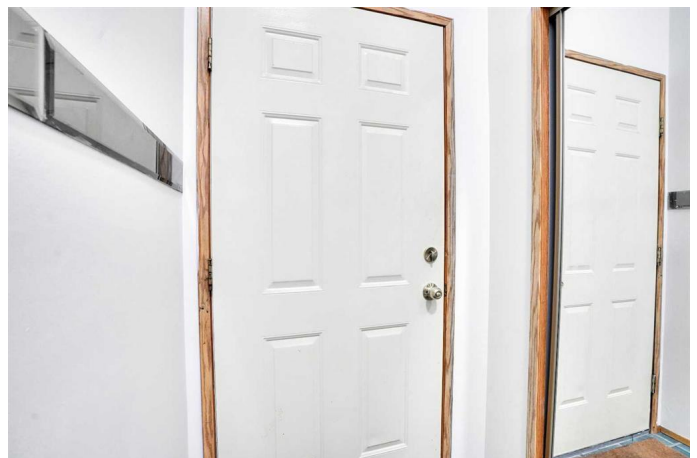
\$499,999

2 Bedroom, 1.00 Bathroom, 908 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Immediate possession available !! Welcome to this well-maintained and conveniently located home offering incredible value and versatility! The main floor features 2 spacious bedrooms, a bright and inviting living area, a full 4-piece bathroom, and a functional kitchen â€” perfect for families, first-time buyers, or investors. Large windows allow for plenty of natural light throughout the space. The illegal basement suite offers two additional bedrooms, a comfortable living space, a second kitchen, a full bathroom, and private laundry, making it ideal for extended family. Several key upgrades have already been completed, including a new garage roof in 2021, the house roof redone in 2017, a high-efficiency furnace installed in 2016, and a new 40-gallon water heater added in 2024. Garage is accessible from back alley. Youâ€™ll appreciate the ease of living with essential and lifestyle conveniences just minutes away: Donâ€™t miss this outstanding opportunity that blends functionality, income potential, and proximity to everything you need. Book your viewing today!



Built in 1989

Essential Information

MLS® # A2264119

Price \$499,999

Bedrooms 2

Bathrooms	1.00
Full Baths	1
Square Footage	908
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	52 Erin Park Drive Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2Z9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Gas Water Heater
Heating	Central
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	24
Zoning	RC-G

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.