

# \$354,900 - 122 Erin Woods Circle Se, Calgary

MLS® #A2240269

**\$354,900**

3 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

Quiet CUL-DE-SAC Location for this Bright Open Bungalow! Why rent when you can own this Very Well Maintained Home! No monthly pad fee! You Own the Land! 3 Bedrooms, 2 Full Bathrooms! Spacious Living Room and Kitchen with Breakfast Nook, Loads of Cabinetry, Water Filtration System and Skylite + Brand New Luxury Plank Flooring & Subway Tile Back splash in the Kitchen! Large Private Primary Bedroom with Walk-In Closet & Awesome Newer Shower, Tile Flooring, Toilet, Sink & Tap! Off Street Parking for 2 Vehicles PLUS a Newer 15x13 Carport! MANY UPGRADES Including: Brand New Shingles installed, Newer Furnace, Appliances, Siding, Pex Plumbing, Paint, Light Fixtures, Deck & the Carport! The Main 4 Piece Bathroom features a Newer Tub, Tile, Toilet, Tap & Sink as well! Large Shed/Workshop with newer Shingles! Perfectly Located with easy access to Deerfoot, Peigan, Stoney Trails, Downtown and All Amenities!!

Built in 1990

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240269  |
| Price          | \$354,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,204     |



|            |              |
|------------|--------------|
| Acres      | 0.07         |
| Year Built | 1990         |
| Type       | Residential  |
| Sub-Type   | Detached     |
| Style      | Modular Home |
| Status     | Active       |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 122 Erin Woods Circle Se |
| Subdivision | Erin Woods               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2B 3E1                  |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 2                                        |
| Parking        | On Street, Parking Pad, Covered, Carport |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Skylight(s)                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Purifier |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Basement          | None                                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Other, See Remarks       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 107             |
| Zoning         | R-MH            |

### Listing Details

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.