

\$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

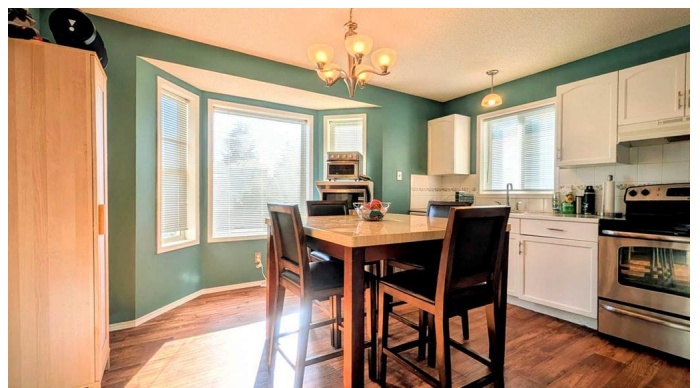
Welcome to this wonderful home in the heart of Erin Woods, priced to sell and ready for the right buyer! Nestled on a quiet residential street, this property offers incredible value among the best-priced homes in the area.

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, Parking Pad, Side By Side, On Street, Outside

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	16
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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