\$499,999 - 63 Erin Green Way Se, Calgary

MLS® #A2258567

\$499,999

4 Bedroom, 2.00 Bathroom, 1,002 sqft Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Welcome to Your Perfect Family Home in Erin Woods!

If you've been searching for a home that checks every box; this is it! This beautifully maintained three level split offers a warm, inviting layout, thoughtful updates, and versatile living spaces to suit your family's needs.

Step inside to a bright and spacious living room that flows seamlessly into the sizable dining area, perfect for family meals or hosting guests. The kitchen boasts refinished oak cabinetry that blends classic charm with modern updates, while new triple pane front windows (with a transferable warranty) fill the home with natural light and boost energy efficiency. All other windows have been updated to durable vinyl, ensuring low-maintenance, long-lasting quality.

Upstairs, you'II find three generously sized bedrooms and a full bathroom, creating a comfortable retreat for the whole family. The lower level offers amazing flexibility; it features an extra bedroom and can be set up a suite with minimal work or used as a private space for a nanny, extended family, or older child. *subject to approvals and permitting by the municipality.*

Outside, enjoy your private yard perfect for summer BBQs and family gatherings; while







being just minutes from Erin Woods Park, which offers a baseball diamond, basketball court, and a playground for kids to enjoy. Local schools are also only minutes away, making day to day life incredibly convenient.

Located in a welcoming community with quick access to major routes, this home is meticulously cared for and move in ready.

Book your showing today and see why this Erin Woods gem is the perfect place for your family to call home.

Built in 1990

Essential Information

MLS® # A2258567 Price \$499,999

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,002 Acres 0.08 Year Built 1990

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

Community Information

Address 63 Erin Green Way Se

Subdivision Erin Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2B 3C3

Amenities

Parking Off Street

Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Electric Cooktop, Electric Oven, Microwave Hood Fan,

Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 43

Zoning RCG

Listing Details

Listing Office Real Broker

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