

# \$489,900 - 99 Erin Road Se, Calgary

MLS® #A2258049

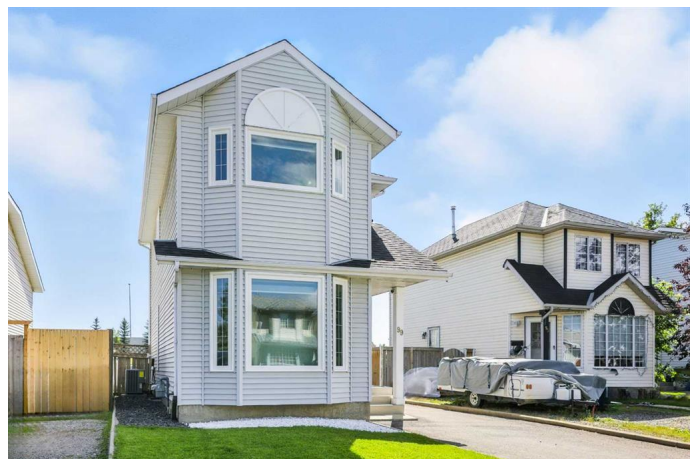
**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home just under 1640 sq ft of total living space, perfectly suited for first-time buyers or growing families. With over \$50,000 in thoughtful upgrades, including new windows and blinds throughout, fresh paint, new flooring, a new furnace, new hot water tank, new central A/C, new humidifier, updated plumbing with NO Poly-B, newer stainless steel appliances, new washer & dryer, and a new exterior door, this beautifully upgraded 3-bedroom, 2.5-bathroom home is the perfect one for you to call home. Nestled on a quiet street in Erin Woods and just 14 minutes from downtown, the main floor welcomes you with a spacious living room featuring oversized windows that flood the space with natural light, a dedicated dining area, and a beautifully upgraded kitchen with brand-new stainless steel appliances. A convenient 2-piece washroom and sliding doors lead directly to the massive, professionally landscaped backyard, ideal for kids to play, summer barbecues, or quiet outdoor relaxation. Upstairs, you are greeted by a full 4-piece washroom, the primary master bedroom with a beautiful, spacious closet, and two additional well-sized bedrooms – all featuring new windows and blinds that enhance the bright and airy feel of the home. The fully developed basement offers a versatile rec room, another 4-piece washroom, and a utility room, providing ample functional space for family living. Outside, the home



boasts a massive driveway that can accommodate up to three vehicles or even an RV, offering unmatched convenience. Located within walking distance to a playground and close to schools, shopping, and amenities, this move-in-ready home combines modern upgrades, a family-friendly layout, and an unbeatable location – the perfect space to grow, make memories, and call home. Don't miss your opportunity and call your favourite realtor to get your own private showing today!

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258049    |
| Price          | \$489,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,136       |
| Acres          | 0.09        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 99 Erin Road Se |
| Subdivision | Erin Woods      |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2B 3H3         |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Driveway, Parking Pad |

**Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island                                                                                                                           |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Oven, Humidifier, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Central Air                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

**Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard, Storage                           |
| Lot Description   | Back Yard, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding                          |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 8                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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.