

# \$524,999 - 63 Erin Green Way Se, Calgary

MLS® #A2247544

**\$524,999**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

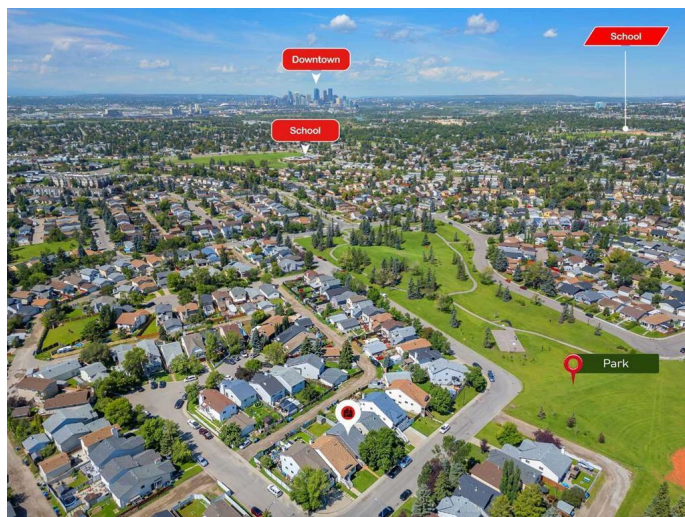
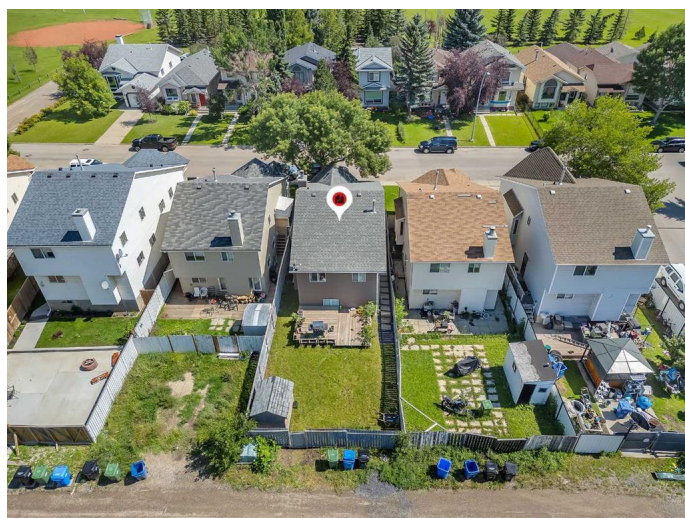
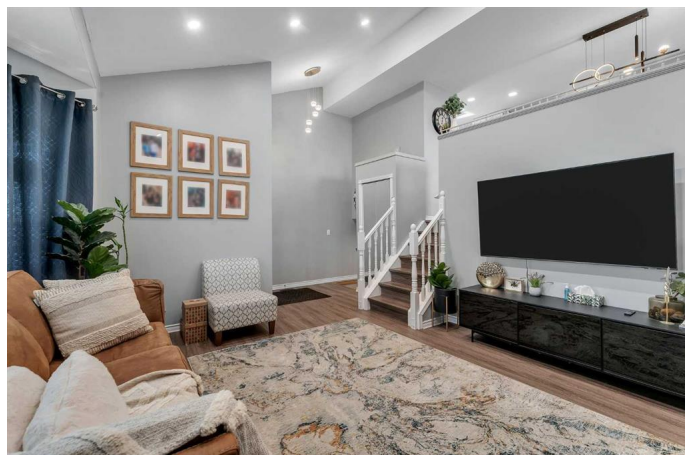
Welcome to Your Perfect Family Home in Erin Woods!

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'll 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® #         | A2247544      |
| Price          | \$524,999     |
| 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          | Finished, Full, Suite                                                         |

## 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    | August 11th, 2025 |
| Days on Market | 21                |
| Zoning         | RCG               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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