224 Erin Dale Place SE

Calgary | Active | MLS® A2343769

$575,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1980**	**1,114.85 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

Welcome to your dream home in the highly desirable and family-friendly community of Erin Woods! This fully finished, two-storey residence effortlessly combines classic elegance, modern upgrades, and exceptional functionality, offering an ideal setting for both everyday family life and top-tier entertaining. As you step inside, you are immediately greeted by beautifully refinished red oak hardwood flooring (2020) that flows seamlessly throughout the main floor. The spacious, open-concept living and dining room combo is bathed in natural light thanks to expansive bay windows, creating an inviting space to relax with family or host intimate dinner parties. Continuing into the heart of the home, the chef’s kitchen is a true masterpiece of design and practicality. It features elegantly crafted cherry cabinetry outfitted with convenient upgraded slide-out drawers, stylish subway tile accents, and premium stainless steel appliances, including a high-end Miele dishwasher and a spacious LG refrigerator. Enjoy casual meals at the breakfast bar, or sip your morning coffee in the sunny breakfast nook overlooking your serene backyard retreat. Heading upstairs, you will discover three generously sized bedrooms, each offering soft natural light and ample closet space. The expansive primary suite easily accommodates a king-size bed along with extra furniture. A tastefully appointed full bathroom thoughtfully divides the primary suite from the secondary bedrooms, complemented by a convenient nearby linen closet for easy organization. The fully finished basement expands your living footprint significantly, providing a large, multi-purpose entertainment area perfect for movie nights, a home gym, or a kids' play zone. This lower level also features a quiet fourth bedroom-ideal for guests or a dedicated home office-along with a convenient powder room. Every major system in this property has been thoughtfully upgraded for worry-free ownership. Enjoy year-round climate control with central A/C and a high-efficiency Carrier 2-stage variable speed furnace (2016). Mechanical and exterior updates include a newer water tank (2023), roof shingles on the house (2019), and garage roof/siding updates (2010). Step outside into your private backyard sanctuary. Modern living extends outdoors with a high-end composite deck, a stylish stamped concrete patio, and lush landscaping enhanced by ambient underground lighting. For the craftsman or vehicle enthusiast, the oversized 24' x 24' insulated and heated detached garage provides the ultimate workshop and parking setup, accompanied by a dedicated RV parking pad right beside it complete with a 30-amp plugin. Situated in a vibrant neighborhood, this home is just steps away from local parks, top-rated schools, soccer fields, a popular toboggan hill, and the Erin Woods Twin Hockey Arenas. Enjoy rapid access to major transit routes, ensuring an effortless commute to downtown Calgary and surrounding amenities. This move-in-ready gem is the complete package!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343769
Bedrooms	4
Bathrooms	3
Year Built	1980
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,114.85 sq. ft.
Main Level Finished Area:	573.43 sq. ft.
Upper Level Finished Area:	541.41 sq. ft.
Below Grade Finished Area:	490.48 sq. ft.
Acreage:	No
Lot Area:	4,714 sq. ft.
Lot Frontage:	24'1"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:1, Half:2)
Num Ensuite Baths:	0
Plan:	8010488
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized, RV Access/Parking
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southeast
Community:	Erin Woods
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Airspace Restriction, Utility Right Of Way
Main Floor	Kitchen · 10'6" × 8'7" ·
Main Floor	Dining Room · 11'4" × 6'6" ·
Main Floor	Living Room · 13'10" × 13'3" ·
Upper Level	Bedroom · 10'4" × 8'1" ·

Upper Level	Bedroom · 11'9" × 8'4" ·
Upper Level	Bedroom - Primary · 19'10" × 10'2" ·
Basement	Bedroom · 10'8" × 9'6" ·
Basement	Furnace/Utility Room · 9'10" × 6'6" ·
Basement	Game Room · 17'4" × 13'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, Storage, Vinyl Windows
Exterior Features:	Lighting, Private Yard, Rain Barrel/Cistern(s), Storage
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/224-erin-dale-place-se-calgary-a2343769/

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