311 Erin Circle SE

Calgary | Active | MLS® A2334235

$499,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1998**	**1,284.66 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! Welcome to this incredible opportunity to own an affordable, beautifully updated, detached 2 story home BACKING ON TO A PLAYGROUND/GREEN SPACE in the family-friendly community of Erin Woods! Perfectly suited for families, first-time buyers and investors alike, this wonderfully maintained home offers 3 bedrooms, 2.5 bathrooms, 1,864 SQFT of exquisitely maintained SQFT of living space throughout, a huge oversized heated double detached garage and an amazing location backing directly onto Hoffman Stafford Park and Playground Green Space. From the moment you arrive, the charming curb appeal sets the tone. Step inside and you'll immediately appreciate the gleaming updated laminate flooring, thoughtful updates and timeless original character throughout. The main floor offers an inviting, sun-drenched living room featuring large bay windows and a cozy gas fireplace, flowing seamlessly into the formal dining area offering beautiful bay windows that fill the space with natural light. The contemporary EAT IN KITCHEN WITH DINING AREA is both stylish and functional, complete with maple cabinetry and full appliances, while the convenient main-floor laundry room provides an abundance of built-in shelving and storage. A vanity bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including the spacious primary retreat featuring a large closet and a wonderful 4-piece ensuite bathroom. The basement has lots of future potential and provides even more room for your family to grow and entertain, offering a large versatile living area ideal for a recreation room, media room, home gym or additional living space, along with a 4-piece bathroom, utility room and plenty of storage. Outside, the beautifully manicured and fully fenced backyard is designed for enjoying Calgary summers, with a HUGE deck offering the perfect setting for BBQs, entertaining or simply relaxing. The OVERSIZED AND HEATED DOUBLE GARAGE provides exceptional parking, workshop with 220 plug and storage options. Updates include house shingles (2015), garage shingles (2025), New smoke detectors with carbon dioxide sensor (2026)., FURNACE (house 2018), Furnace (garage 2020 - on own breaker), Basement completed including plumbing and electrical (permitted 2005) and overall the home is well maintained. Situated on a quiet, family-friendly street, this home is just steps from a playground and close to Erin Woods School, parks, shopping, public transportation, green spaces and the Erin Woods Community Centre, which offers recreational amenities including sports fields, baseball diamonds, playgrounds and seasonal skating. MUST VIEW! Don't miss out, book your private viewing today! Some listing photos feature virtual staging.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334235
Bedrooms	3
Bathrooms	3
Year Built	1998
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:	1,284.66 sq. ft.
Main Level Finished Area:	648.14 sq. ft.
Upper Level Finished Area:	636.52 sq. ft.
Below Grade Finished Area:	579.65 sq. ft.
Acreage:	No
Lot Area:	3,519 sq. ft.
Lot Frontage:	32'7¾"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1998 (Age: 28)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9510134
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Heated Garage, Oversized, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southeast
Community:	Erin Woods
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	ASK AGENT
Restrictions:	None Known
Main Floor	Balcony · 20'10" × 12' ·
Main Floor	Kitchen · 15'8" × 14'1" ·
Main Floor	Laundry · 7' × 6'6" ·
Main Floor	Living Room · 17'1" × 16' ·

Main Floor	Foyer · 7'11" × 6'11" ·
Upper Level	Bedroom - Primary · 14'3" × 11' ·
Upper Level	Bedroom · 11'4" × 11'1" ·
Upper Level	Bedroom · 12'4" × 9'3" ·
Upper Level	Walk-In Closet · Measurements not available ·
Upper Level	Hall · 7'6" × 5'6" ·
Basement	Furnace/Utility Room · 15'7" × 9'7" ·
Basement	Game Room · 27' × 14'3" ·
Basement	Storage · 4' × 4' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Garden, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Aug 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-erin-circle-se-calgary-a2334235/

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