

# \$448,999 - 128 Erin Meadow Way Se, Calgary

MLS® #A2256503

**\$448,999**

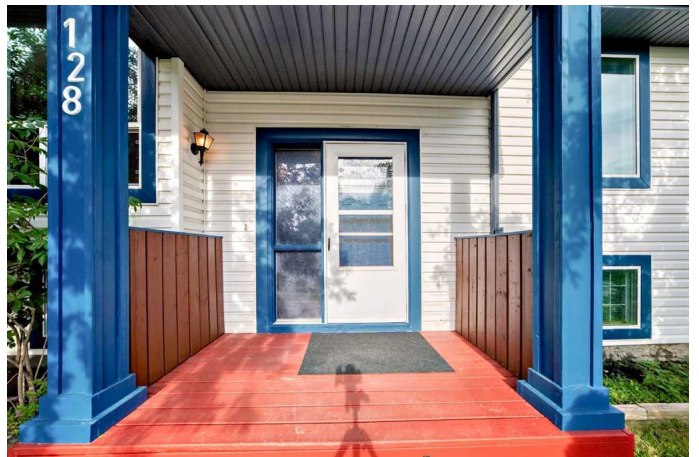
4 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

This is THE Home you were looking for: A place where life slows down, where laughter fills every corner, where memories are made. Whether it's your very first home, a space to nurture your growing family, or a smart investment to secure your future, this beautifully cared-for bi-level in Erin Woods delivers it all.

From the moment you arrive, you'll feel it. From the moment you step inside, you'll know it. This home has been cherished, upgraded with love, and is waiting for you to step in and thrive.



What Makes It Truly Special:

- \* Brand-new roof on both house and garage  
" start your story with total peace of mind
- \* 360 Solar Guard windows flood every room with sunlight while keeping your home energy-smart and cool
- \* Stylish back entrance door with built-in blinds  
" modern, secure, and inviting
- \* Practical kitchen island and pantry " the heartbeat of daily meals and family gatherings
- \* Two full bathrooms, one on each level " comfort and convenience for everyone
- \* Two fridges & two hot water tanks " ideal

for large families or income suite (illegal)  
possibilities

\* Modern basement windows â€œ bright, safe,  
and polished

\* Huge basement bedroom (11â€™6â€• x  
23â€™9â€•) that can be divided into two â€œ  
create extra bedrooms, an office, or whatever  
your future needs

\* Cozy backyard firepit â€œ imagine summer  
nights under the stars with friends and family

\* Freshly painted back deck â€œ your private  
retreat for coffee mornings and evening wine

\* Detached single garage with alley access â€œ  
secure parking or a workshop for your hobbies

\* No rear neighbors â€œ just peace, privacy,  
and endless skies

This is the Location Youâ€™ll Absolutely  
Love:

Just 5 minutes to Erin Woods School â€œ walk  
your kids to class with ease

Only 12 minutes to East Calgary Twin Arena  
â€œ perfect for young skaters and hockey stars

Steps to restaurants and a convenience store  
â€œ daily life made effortless

Minutes from 17th Avenueâ€™s vibrant  
energy and East Hills Shopping Centre  
(Walmart, Costco, and more!)

Easy access to Deerfoot Trail, Stoney Trail,  
and transit â€œ the entire city is at your  
fingertips

This home isnâ€™t just affordableâ€”itâ€™s

brimming with income potential. With basement suite possibilities (subject to city approval), your investment could pay you back in more ways than one.

'Your Fresh Start is Here! This is your opportunity to live better, dream bigger, and build the future you deserve.

Built in 1999

### **Essential Information**

MLS® #	A2256503
Price	\$448,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	128 Erin Meadow Way Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3P7

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Pantry
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Flag Lot, Front Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 14th, 2025
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Key
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