

\$589,900 - 40 Erin Meadow Way Se, Calgary

MLS® #A2206266

\$589,900

4 Bedroom, 2.00 Bathroom, 1,705 sqft
Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Prepare to be impressed! Beautifully renovated 4-level split delivers massive impact both inside and out. From the moment you arrive, the refreshed exterior welcomes you with its charming covered front porch, hardy board siding (at the front & back of the home), and sleek aggregate walkway. Don't let the footprint fool you—this home offers over 1,700 square feet across the main three levels, plus an additional 513 square feet of fully finished space on the fourth, totaling more than 2,200 square feet of thoughtfully designed living space. Step inside to find a bright, spacious foyer with custom built-in storage and a coat closet, setting the tone for the meticulous attention to detail throughout. The main level boasts soaring vaulted ceilings and gorgeous wide plank luxury vinyl flooring that flows seamlessly across all four levels—no carpets in sight. The living room is bathed in natural light from a large bay window, while the adjacent dining room features an eye-catching wood feature wall, multi-purpose shelving, and a beautiful wall niche framed by windows. The chef's kitchen is an absolute showstopper. Designed to accommodate the busiest of families, it includes updated white cabinetry, a silgranite sink, stainless steel appliances, a handy pasta faucet over the range, beverage fridge, shiplap accents, and more counter space than you've likely ever seen. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat that easily



fits a king-sized bed and offers double closets with built-in organizers. The main bathroom is fully renovated with a luxurious oversized walk-in shower, ceiling-height tile, and modern matte black fixtures. On the third level, you'll love the cozy family room featuring another stunning wood accent wall and fireplace, a fourth bedroom (or home office) with an egress window, and a second full bath. This level also features a convenient walkout to the private backyard. The fully finished fourth level offers even more space—ideal for a media room, playroom, or gym—along with a stylish and functional laundry room complete with a rinse sink and ample cabinetry. And don't miss the oversized heated double garage! At 22x24 feet, it's insulated, finished with plywood, and comes complete with cabinets, shelving, a workbench, TV hookup, and a brand-new roof. Major mechanical upgrades include a newer furnace and A/C (3 years), newer windows and doors (8 years), and updated appliances (washer, dryer, dishwasher, stove, and fridge all just 2 years old). The maintenance-free backyard is fully fenced and features a gazebo, a dedicated dog run, and a 3-year-old storage shed. Located close to schools, parks, transit, and major routes, this home is a rare find that perfectly balances style, function, and location. Don't miss your chance to make it yours!

Built in 1989

Essential Information

MLS® #	A2206266
Price	\$589,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,705
Acres	0.10

Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	40 Erin Meadow Way Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3A2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, High Ceilings, Vaulted Ceiling(s), Stone Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Private Yard
Lot Description	Back Lane, Level, Low Maintenance Landscape, Paved, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office CIR Realty

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.