

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 460 ERIN WOODS DRIVE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34258

**MLS ID:**  
A2290719

**\$2,700,000**



 **MICHELLE PLACH**

 Honestdoor Inc.  
 780-965-4662

  
460 Erin Woods Drive SE, Calgary , Alberta T2G 3A5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 62	<b>Zoning</b> C-N2
<b>Subdivision</b> Erin Woods	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1990
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0812742	<b>Building Area (Sq. Ft.)</b> 4200.00	<b>Building Area (Sq. M.)</b> 390.19
<b>Lot Size (Sq. Ft.)</b> 20037	<b>Lot Size (Acres)</b> 0.46	<b>Lot Features</b> Paved,See Remarks,Street Lighting
<b>Commercial Amenities</b> Cooler(s),Freezer(s),See Remarks	<b>Access to Property</b> Paved Road	<b>Inclusions</b> See remarks
<b>Restrictions</b> See Remarks	<b>Reports</b> Call Lister	

Click brochure link for more details\*\* This ±4,200 SF single-storey freestanding restaurant building sits on a ±0.46 acre fully paved and serviced site in the established residential community of Erin Woods in southeast Calgary. Recently renovated with high-end interior finishes and fixtures, the property also features a brand new roof installed in 2025. Designed as an ideal event space with an occupancy load of 150 people, it includes a walk-in freezer and cooler, with kitchen equipment and restaurant fixtures negotiable. The flexible C-N2 zoning allowing for various uses such as Child Care Services (daycare) or Place of Worship (church). Prominently located at the high-traffic corner of Erin Woods Drive and 52nd Street SE, the property offers excellent visibility, strong signage opportunities, ample on-site customer parking, and rear lane access. Convenient access to major transportation routes including Peigan Trail, Deerfoot Trail, Stoney Trail, and 52nd Street SE makes this location easily accessible from across the city.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.