

# \$539,900 - 171 Erin Woods Drive Se, Calgary

MLS® #A2219936

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,103 sqft

Residential on 0.09 Acres

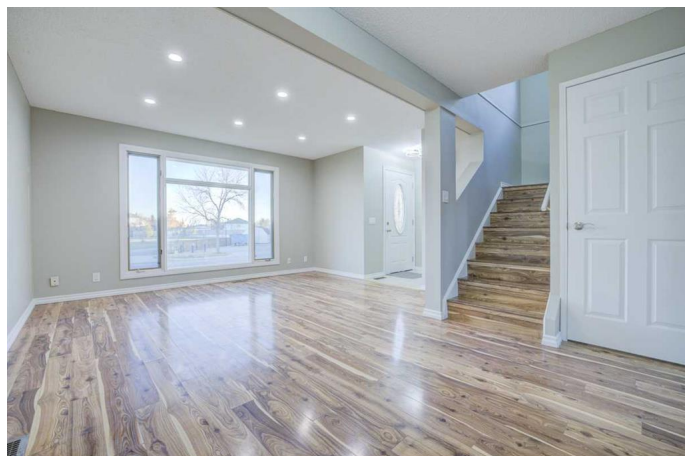
Erin Woods, Calgary, Alberta

| 4 BEDS | 2.5 BATHS | DOUBLE DETACHED GARAGE | Convenient location! | Welcome home! This 2-storey home in the community of Erin Woods, offers 4 bedrooms and 2.5 bathrooms. Step inside to find a bright and open living space flooded with natural light that connects to the dining area. This kitchen has updated cabinetry and countertops, along with a door perfectly placed for stepping out into the backyard. A half bath completes the main floor. Upstairs, you'll find 3 good-sized bedrooms along with an updated 4-piece bathroom. The fully developed basement offers a large living area ideal for entertainment, an additional bedroom, and another 4-piece bathroom for extra convenience. The property also includes a double detached garage and a large backyard, providing ample space for parking, storage, and outdoor activities. Located close to parks, schools, shopping, and more! This home has everything you need – call your favourite agent for a showing today!

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2219936  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,103       |
| Acres          | 0.09        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 171 Erin Woods Drive Se |
| Subdivision | Erin Woods              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2B 2V7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Back Lane, Reverse Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle                                |
| Construction      | Wood Frame                                     |
| Foundation        | Poured Concrete                                |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 9th, 2025 |
|-------------|---------------|

|                |      |
|----------------|------|
| Days on Market | 4    |
| Zoning         | R-CG |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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