

# \$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

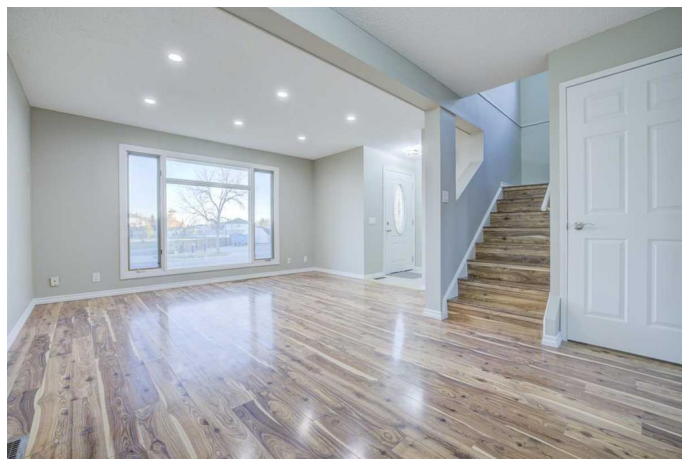
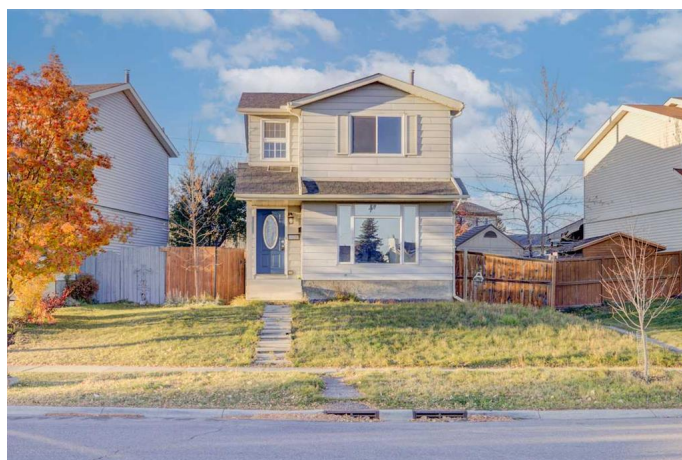
Erin Woods, Calgary, Alberta

| 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, See Remarks, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
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Days on Market	38
Zoning	R-CG

## **Listing Details**

Listing Office	eXp Realty
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