

# \$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

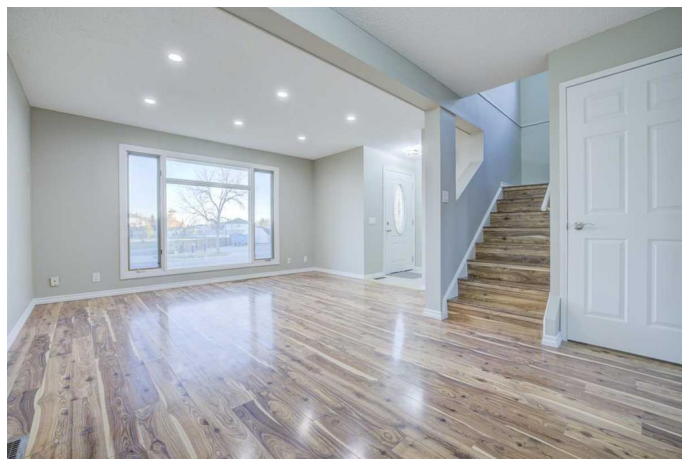
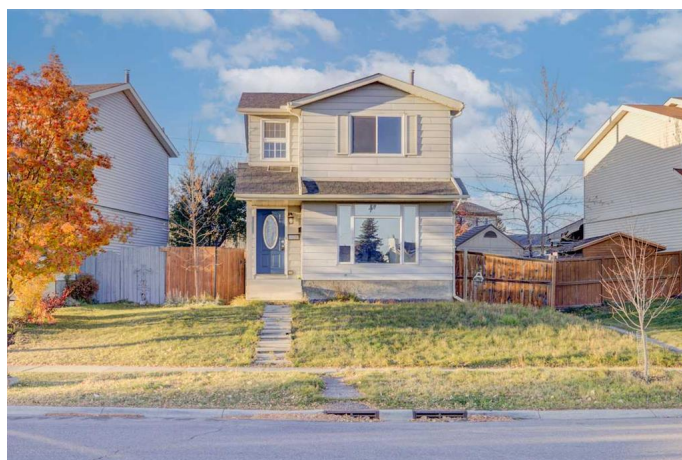
Erin Woods, Calgary, Alberta

| 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	43
Zoning	R-CG

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.