

# \$522,900 - 171 Erin Woods Drive Se, Calgary

MLS® #A2243446

## \$522,900

4 Bedroom, 3.00 Bathroom, 1,103 sqft  
Residential on 0.09 Acres

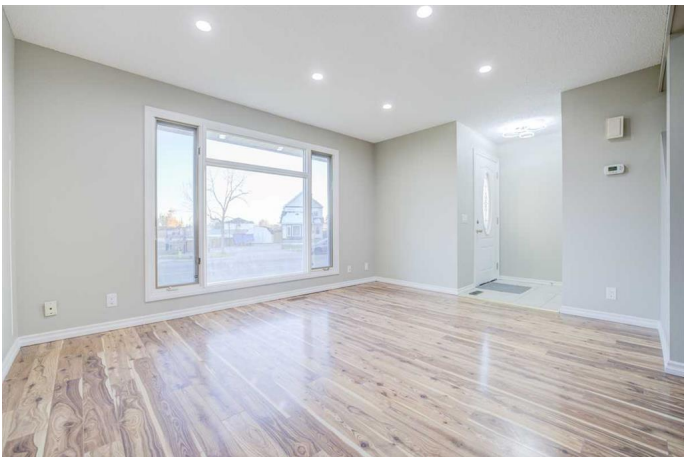
Erin Woods, Calgary, Alberta

| 4 BEDS | 2.5 BATHS | DOUBLE DETACHED GARAGE | GREAT LOCATION | Welcome to this bright and inviting 2-storey home in the community of Erin Woods! The main floor features a large living area filled with natural light from big windows, opening up to the kitchen with updated cabinetry, modern countertops, and a door that leads out to the backyard. Pot lights run throughout the home for added lighting. A convenient half bath completes this level. Upstairs, youâ€™™ll find three good-sized bedrooms and a 4-piece bathroom. The finished basement includes a spacious rec room, an additional bedroom, and a 4-piece bathroom. Outside, enjoy the large backyard and a double detached garage. Located close to schools, parks, shopping, and more, this home has it all!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243446  |
| Price          | \$522,900 |
| 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    | July 26th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

### Listing Details

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