



171 Erin Woods Drive SE  
Calgary, Alberta

MLS # A2302351



**\$509,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Reverse Pie Shaped Lot, See Remarks		

**Heating:** Forced Air

**Floors:** Hardwood, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

| 4 BEDS | 2.5 BATHS | DOUBLE DETACHED GARAGE | GREAT LOCATION | Welcome to this move-in ready 2-storey home in the community of Erin Woods! The main floor offers a bright and functional layout with large windows bringing in plenty of natural light, a spacious living area, and a kitchen featuring updated cabinetry, modern countertops, and direct access to the backyard. Pot lights are found throughout the home, adding to the overall brightness. A 2-piece bathroom completes the main level. Upstairs features three good-sized bedrooms along with a 4-piece bathroom. The fully finished basement includes a large rec room, an additional bedroom, and a 4-piece bathroom. Outside, you'll find a generous backyard and a double detached garage. Conveniently located near schools, parks, shopping, and more.