



THE
A-TEAM

**RE/MAX
FIRST**

171 ERIN WOODS Drive, Calgary T2B 2V7

MLS®#: **A2158305** Area: **Erin Woods** Listing Date: **10/24/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **3,950 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Reverse Pie Shaped Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,103**
 Low Sqft:
 Ttl Sqft: **1,103**

DOM

99
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`2" x 5`4"	Bedroom - Primary	Upper	13`10" x 10`2"
4pc Bathroom	Upper	4`11" x 8`4"	Bedroom	Upper	9`5" x 8`4"
Bedroom	Upper	10`4" x 8`1"	Bedroom	Basement	8`8" x 10`0"
4pc Bathroom	Basement	5`5" x 6`11"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

8110644

R-C1N

Remarks

Pub Rmks:

| 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!

Inclusions:

N/A

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





