



THE
A-TEAM

**RE/MAX
FIRST**

16 ERIN Circle, Calgary T2B 3G1

MLS®#: **A2196927** Area: **Erin Woods** Listing Date: **02/27/25** List Price: **\$584,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **3,853 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,279**
 Low Sqft:
 Ttl Sqft: **1,279**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 19`6"	3pc Bathroom	Main	4`11" x 7`0"
Dining Room	Main	5`3" x 10`1"	Kitchen	Main	9`10" x 11`11"
Bedroom - Primary	Second	14`5" x 11`1"	4pc Bathroom	Second	10`6" x 5`0"
Bedroom	Second	9`4" x 12`2"	Bedroom	Second	11`5" x 11`2"
3pc Bathroom	Basement	8`1" x 4`11"	Kitchen	Basement	11`6" x 4`9"
Game Room	Basement	16`7" x 12`2"	Bedroom	Basement	10`1" x 9`8"
Furnace/Utility Room	Basement	9`8" x 9`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9310743

Remarks

Pub Rmks: **FULLY RENOVATED! ILLEGAL BASEMENT SUITE! BACK LANE ACCESS! Welcome to this FULLY RENOVATED HOME in the FAMILY-FRIENDLY COMMUNITY OF ERIN WOODS! This 2 STOREY HOME OFFERS OVER 1800+ SQFT OF LUXURIOUS LIVING SPACE that includes LUXURY VINLY PLANK, FLOOR TO CEILING KITCHEN CABINETS, STAINLESS STEEL APPLIANCES AND AN ILLEGAL BASEMENT SUITE! The MAIN FLOOR greets you with a HUGE LIVING ROOM and ELECTRIC FIREPLACE COMPLETED WITH TILES! The KITCHEN has BRAND NEW FLOOR TO CEILING KITCHEN CABINETS with STAINLESS STEEL APPLIANCES, PANTRY and is located next to the DINING ROOM overlooking your backyard! There is also an additional 2PC BATH and LAUNDRY located conveniently on the MAIN FLOOR. The UPPER LEVEL features 3 HUGE BEDROOMS (ONE WITH A W.I.C.) and a 4PC BATHROOM! The BASEMENT is FINISHED AS AN ILLEGAL BASEMENT SUITE (WITH SEPARATE SIDE ENTRANCE) that features a HUGE BEDROOM, 3PC BATHROOM, KITCHEN AND HUGE LIVING ROOM! The HOME is located close to the ERIN WOOD S SCHOOL, has great access to 52 ST SE AND PEIGAN TRAIL SE and is only MINUTES AWAY FROM INTERNATIONAL AVE! ONLY 15 MINUTES TO DOWNTOWN YYC AND ONLY 20 MINUTES TO YYC AIRPORT!**

Inclusions:
Property Listed By: **Electric Range, Range Hood, Refrigerator, Washer, Dryer
Real Broker**

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











