587-899-3773
justin@realtyaces.ca

177 Erin Circle SE
Calgary, Alberta

MLS # A2349920

$549,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,638 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Boiler, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: WASHER, DRYER, ELECTRIX STOVE, BUILT-IN DISWASHER, REFRIGERATOR, HOOD FAN

GREAT HOME!! Welcome to 177 Erin Circle SE!!! Well kept home, 3 Full Bath Family Home Is Ideally Located On A quiet street In The established community of Erin woods.. Offering A Bright And Functional Layout With Plenty Of Natural Light And Comfortable Living Space For The Entire Family, This Home Is Move-In Ready And Features Numerous Recent Updates. The Main Floor Welcomes You With A Spacious Living Room Highlighted By A Large Window And Hardwood Flooring , Creating A Warm And Inviting Space For Everyday Living And Entertaining. The Living Area Flows Into The Dining Room, Providing Plenty Of Space For Family Meals And Gatherings. The New Kitchen Features Modern Oak Cabinetry, Stainless Steel Appliances, Tile Backsplash, Ample Cabinet And Counter Space, And A Large Window Bringing In Plenty Of Natural Light. Excellent Storage And Everyday Convenience, With Easy Access To The New Rear covered patio And Backyard. This Home Offers 3 Bedrooms And 3 Full Bathrooms, Providing Excellent Flexibility For A Growing Or Multi-Generational Family. The Spacious Primary Bedroom Features Its Own Private Ensuite, While The Additional Bedrooms Provide Plenty Of Space For Children, Guests, A Home Office Or Extended Family. The Lower Level Features The 3rd Bedroom And A Generous Family Room., Perfect For Movie Nights, Entertaining Or Simply Relaxing With Family. The Finished Basement Adds Even More Living Space and Flexibility For A Growing Family, Guests Or Extended Family. A Double Car Garage Completes The Home, Providing Convenient Parking And Additional Storage. Enjoy A Convenient Location Close To Schools, Parks, Playgrounds, , Public Transit , Shopping, Restaurants,. Amenities Are All Within Easy Reach, Along With Excellent. A Great Opportunity For First-Time

Buyers, Growing Families Or Anyone Looking For A Well Located Home In An Established SE Calgary Community. A Must See Home! Book Your Private Showing Today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Real Estate Professionals Inc.. Information is believed to be reliable but not guaranteed.