

\$584,800 - 16 Erin Circle Se, Calgary

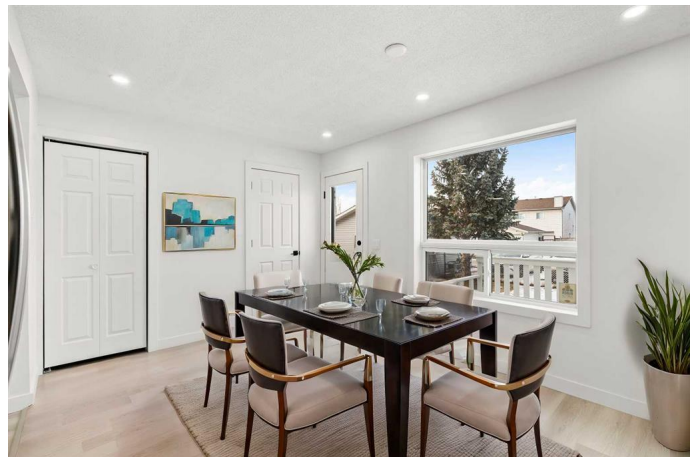
MLS® #A2196927

\$584,800

4 Bedroom, 3.00 Bathroom, 1,279 sqft
Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

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!



Built in 1997

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196927 |
| Price | \$584,800 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,279 |
| Acres | 0.09 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 16 Erin Circle Se |
| Subdivision | Erin Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B 3G1 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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