

\$624,900 - 172 Erin Meadow Green Se, Calgary

MLS® #A2217949

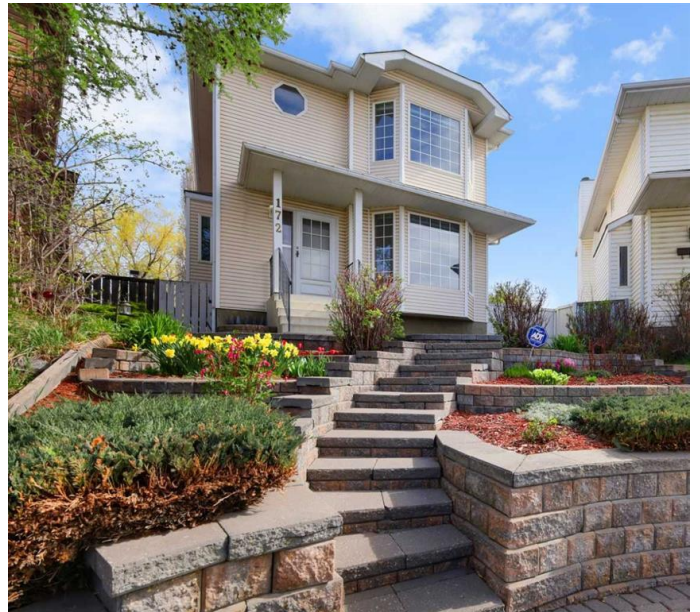
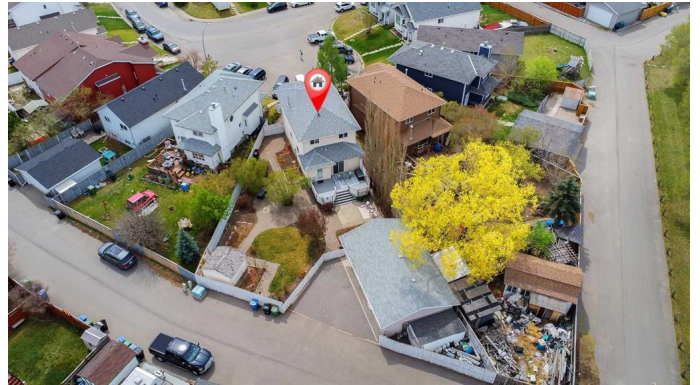
\$624,900

4 Bedroom, 3.00 Bathroom, 1,758 sqft
Residential on 0.17 Acres

Erin Woods, Calgary, Alberta

***Open House Sunday May 25th

2-4pm*****Watch Virtual Tour** Welcome to this beautifully maintained home , with triple garage and parking pad. Ideally suited for multi-generational and growing families, nestled on a quiet Cul de Sac and featuring exquisite curb appeal with a multi-tiered stone stairway, perennial gardens, blooming tulips, B-Hyve Irrigation and a charming front patio. The inviting front living room boasts a large picture window, flooding the space with natural light, with ample seating for all family members and guests alike, while the dedicated dining room offers a perfect setting for formal meals. The bright eat-in kitchen features classic white cabinetry, centre island, built-in hutch for extra storage, and stainless steel appliances including a Bosch dishwasher (2025), fridge (2020), electric stove, microwave, and hood fanâ€”ideal for cooking traditional or fusion dishes. The cozy family room, open to the kitchen, includes a gas fireplace and sliding doors to the backyard oasis, complete with a massive deck, stone patio, tulips, raspberry bushes, mature trees, several garden beds and a large storage shed. A unique oversized powder room off the back entry offers potential to add main-floor laundry or extra storage. Upstairs, find 4 generously sized bedrooms , 4 Piece bathroom, including a spacious primary with room for a king-sized set, seating area, updated 4-piece ensuite, and walk-in closet. The lower level is unspoiled and ready for your customization. The show-stopping triple



garage (22x35, built 2008) features engineered walls, truss system, insulated and drywalled interior, separate breaker box, and a wide paved laneâ€”ideal for RVs, work vehicles, or extended family parking. Major updates include Cambridge 50-year shingles (2012), hot water tank (2018), and numerous thoughtful upgrades. A rare opportunity with space, functionality, and charmâ€”perfect for Canadian families and newcomers seeking comfort and long-term value.

Built in 1993

Essential Information

MLS® #	A2217949
Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.17
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	172 Erin Meadow Green Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3G5

Amenities

Parking Spaces	5
Parking	Triple Garage Detached

of Garages 3

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, See Remarks, Street Lighting, Treed, Pie Shaped Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025

Days on Market 15

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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