

# \$524,999 - 132 Erin Circle Se, Calgary

MLS® #A2239785

## \$524,999

3 Bedroom, 3.00 Bathroom, 1,655 sqft  
Residential on 0.12 Acres

Erin Woods, Calgary, Alberta

Welcome to your dream home in a truly unbeatable location—just 15 minutes to downtown, 5 minutes to the ring road, and 7 minutes to Deerfoot. Nestled in a quiet, friendly community where neighbours still lend a hand, this home offers the perfect blend of convenience and comfort. Key updates include a Malarkey rubber shingle roof with approximately 30 years remaining on its 40-year warranty, plus a new furnace, hot water tank, central AC, and a high-efficiency 5-inch MERV air filter—all installed in 2019.

The stylish, functional kitchen was fully redone just five years ago and features custom cabinetry, deep storage, and clever hidden drawers. Downstairs, you'll find a unique cold storage nook or wine cellar concealed behind rolling bookcases—adding both charm and utility. The custom ensuite bathroom is a true retreat, with double sinks, a large soaker tub, walk-in shower, and great built-in storage.

Sitting on an oversized 5,500+ sq ft pie lot, the backyard offers exceptional space and potential. It's also wired and prepped for a hot tub, complete with a dedicated 220V connection and a developed pad. The kitchen is wired with dedicated 20-amp circuits at every outlet—perfect for home chefs and entertainers. Outside, enjoy beautiful landscaping with fruit-bearing trees including cherry, hawthorn berry, lilac, and raspberry bushes. A nearly new 10x12 shed adds even



more value.

This well-cared-for home is move-in ready and offers thoughtful upgrades throughout. A rare opportunity in a great locationâ€”book your showing today!

Built in 1996

**Essential Information**

MLS® #	A2239785
Price	\$524,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	132 Erin Circle Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3H8

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Pie Shaped Lot
Roof	Rubber
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	8
Zoning	r-cg

## Listing Details

Listing Office	CIR Realty
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