

\$350,000 - 28, 75 Erin Croft Crescent Se, Calgary

MLS® #A2207635

\$350,000

3 Bedroom, 2.00 Bathroom, 1,110 sqft
Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

Welcome to your perfect home in the family-friendly community of Erin Woods! This beautifully updated 3-bedroom, 1.5-bathroom townhome is the perfect choice for both growing families and first-time homebuyers, offering a blend of modern upgrades, functional living spaces, and a peaceful setting. Step inside to discover a bright and inviting interior featuring durable vinyl plank flooring throughout, perfect for busy households or those looking for low-maintenance living. Freshly painted and thoughtfully modernized, this home is move-in ready, offering a clean and contemporary canvas for you to make your own. The three spacious bedrooms provide plenty of room for a growing family or visiting guests, while the updated 1.5 bathrooms add a touch of modern convenience. The fully finished basement now features brand-new vinyl plank flooring, making it a versatile space that can be tailored to your needs – whether it's a playroom for the kids, a cozy family room, or a home office for remote work. Outside, the fully enclosed backyard offers a safe and private space for children to play or for family barbecues, backing onto serene community green space that provides a peaceful backdrop and a sense of tranquility. With 2 assigned parking stalls right out front and plenty of visitor parking onsite, parking is stress-free, making daily life that much easier. Located in a welcoming community with easy access to schools, parks, playgrounds, and



amenities, this home is perfect for families looking to put down roots and first-time buyers seeking a comfortable and affordable starter home. Don't miss this incredible opportunity to own a modern, family-ready townhome in Erin Woods. Schedule your showing today!

Built in 1981

Essential Information

MLS® #	A2207635
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,110
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	28, 75 Erin Croft Crescent Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2T8

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	See Remarks, Stall, Plug-In

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2025
Days on Market	9
Zoning	M-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.