

\$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 | 7 |
| Zoning | M-CG |

Listing Details

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

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