

# \$345,000 - 4, 220 Erin Mount Crescent Se, Calgary

MLS® #A2260505

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

Beautifully renovated! This bright and spacious 3-bedroom, 1.5-bath townhouse in Erin Woods offers over 1,000 sq ft of upgraded living space and is the perfect first-time buyer opportunity or turn-key rental investment. Step inside to discover all-new vinyl plank flooring on the main level, freshly painted walls in modern neutral tones, and oversized windows that flood the home with natural light.

The stunning white kitchen has been fully updated, featuring brand-new cabinetry, sleek countertops, subway tile backsplash, and stylish hardware. Adjacent to the kitchen is a cozy dining area that flows into the inviting living room with ample space to relax or entertain.

Upstairs, you'll find three generously sized bedrooms, all with new plush carpeting, and a renovated full bathroom with new vanity, toilet, and tile accents. The finished basement just need flooring adds a versatile space for a media room, playroom, home office, or gym.

Enjoy a private, fully fenced backyard with patio space — ideal for BBQs, pets, or kids. Conveniently located in a quiet, well-managed complex close to parks, schools, shopping, transit, and commuter routes. This is an affordable Calgary townhouse that truly checks all the boxes.

Whether you're looking to get into the market,



downsize, or invest â€” this renovated home in Erin Woods offers exceptional value in a family-friendly community. Quick possession available!

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260505      |
| Price          | \$345,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,089         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 4, 220 Erin Mount Crescent Se |
| Subdivision | Erin Woods                    |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2B2T1                        |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | Storage     |
| Appliances        | See Remarks |
| Heating           | Forced Air  |

|              |                          |
|--------------|--------------------------|
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 17                |
| Zoning         | M-CG d30          |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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