

\$479,999 - 32 Erin Mount Crescent Se, Calgary

MLS® #A2251705

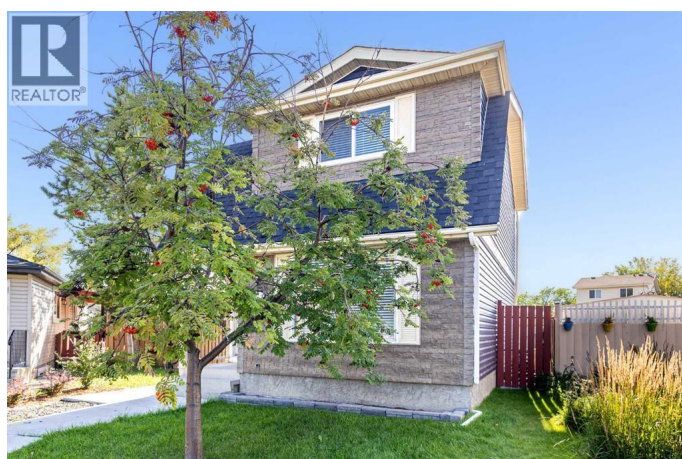
\$479,999

3 Bedroom, 2.00 Bathroom, 1,101 sqft

Single Family on 0.11 Acres

Erin Woods, Calgary, Alberta

Nestled in a quiet semi cul-de-sac and neighbourhood, 32 Erin Mount Crescent is a charming, detached home with a huge pie shaped lot and lots of updates. New Roof in 2020, New Siding, New Concrete Sidewalks and New vinyl energy efficient windows on the main floor and bedrooms, New 18'17"x11'10" deck with composite deck boards, all installed in 2021. The deck comes with a New hardtop gazebo. New Fence in 2022. Step inside to discover a thoughtfully designed interior, offering about 1660. 61sq.ft of elegant above and below grade space. The main floor boasts a bright open plan with new vinyl energy efficient windows installed in 2021, formal dining area, convenient powder room, and cozy kitchen renovated in 2022 with new stainless-steel appliances and new glossy laminate flooring. Head upstairs through the shiny glossy laminate stairs, where you will find the master bedroom, closet, and plush carpeting underfoot. There are 2 other good-sized bedrooms, and a 4-piece bathroom renovated in 2023 on this floor. The basement is developed and includes a large family/Recreation room renovated in 2022, with the addition of a wet bar, cabinets, laminate flooring and a feature wall. A very large utility room which serves as laundry room, and extra storage space completes this level. The backyard is one of the selling points of this property with its huge pie shaped lot and back lane double car park for easy access. A 18'17"x11'10" deck with composite



deck boards and a hardtop gazebo installed in 2021. This beautiful home is nestled in the great community of Erin Woods with proximity to services such as schools, transit, Hospital, Fire Station, Police, and nearby amenities such as grocery stores, restaurants, Cafes, shopping, and parks. This home has it all. Book your showings today, and do not miss out on this beautiful home. tenant occupied, and they may be home. (id:6289)

Built in 1980

Essential Information

Listing #	A2251705
Price	\$479,999
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,101
Acres	0.11
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	32 Erin Mount Crescent Se
Subdivision	Erin Woods
City	Calgary
Province	Alberta
Postal Code	T2B2S3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Back lane, Wet bar, PVC window, Gazebo, Gas BBQ Hookup
Parking Spaces	4
Parking	Other, RV

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	D Gees Realty Inc.
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