

12 Erin Croft Green SE
Calgary, Alberta

MLS # A2159988



\$469,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	On Street, Other, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| Newly Renovated! | 3 BEDS | 1.5 BATHS | Quiet cul-de-sac | Convenient location! | Welcome home to this newly renovated 2-storey home located on a quiet cul-de-sac in the community of Erin Woods. This bright property offers 3 bedrooms and 1.5 bathrooms, with vinyl plank flooring throughout. The main floor features a large, inviting living area that flows seamlessly into the open-style kitchen, complete with updated countertops, cabinets, and a stylish backsplash. A door from the kitchen leads to the large fenced-in backyard. A convenient half bath is also located on the main floor. Upstairs, you'll find the primary bedroom, along with two additional bedrooms and a nicely updated 4-piece bathroom, with a bright new countertop and backsplash. The finished basement offers a versatile living space, ideal for a home theatre or entertaining guests. This home presents an excellent opportunity for both investors and future homeowners. Parking is easy, with a parking pad at the back of the home that accommodates two cars, plus additional street parking. Conveniently located close to parks, schools, shopping, and more. Call your favourite agent today to book a showing!