

**87 Erin Mount Crescent SE
Calgary, Alberta**

MLS # A2175021



\$529,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: na

Bright & Spacious Bungalow on Corner Lot | RC-G Zoning | Oversized Garage | 5 Bedrooms | Across from Green Space | New Furnace
Welcome to your new home or next great investment! This 1066 sq ft bungalow sits proudly on a sunny corner lot in a quiet, family-friendly neighborhood. With RC-G zoning, a southwest-facing backyard, and an oversized double garage, this property is full of value, charm, and future potential. Inside, the home is warm and inviting with lots of natural light flowing through large windows. The main floor features 3 bedrooms, a full 4-piece bathroom, and a spacious living area that feels open and comfortable. The kitchen is finished with granite countertops, giving you the perfect space for cooking, gathering, and making memories with loved ones. The lower level is fully finished, offering 2 more bedrooms, a second full bathroom, a large recreation or family room, and plenty of space for guests, teenagers. Whether you're looking for more room for your family or thinking about secondary suite potential (with city approval), this home gives you flexible options. Step outside to enjoy the private southwest-facing yard, ideal for enjoying sunshine all afternoon and into the evening. The oversized double detached garage provides tons of room for your vehicles, tools, bikes, or even a workshop. Plus, you're directly across from a large green space, giving you an open view and more room to play, walk the dog, or just enjoy nature. This location offers great access to schools, parks, shopping, and public transit. Commuting is easy with nearby access to major routes like Deerfoot Trail and Stoney Trail, connecting you to the rest of the city in minutes. With RC-G zoning, the future possibilities are exciting—build a duplex, add a suite, or hold as a smart long-term investment. This is a home that grows with you. Don’t

miss out on this special opportunity—book your showing today and see how this home can fit your lifestyle, your family, or your investment plans!