

55 Erin Crescent SE
Calgary, Alberta

MLS # A2180361



\$549,000

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|------------------|--|---------------|-------------------|
| Division: | Erin Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,509 sq.ft. | Age: | 1991 (33 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | 220 Volt Wiring, Alley Access, Double Garage Detached, Off Street, RV Access | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Private | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage | | |

Inclusions: 1 of the white fridges in lower level

Welcome to this charming and affordable family home in Erin Woods, offering over 2200 sqft of living space and plenty of room to grow! Perfect for first-time buyers or savvy investors, this property delivers comfort, functionality, and unbeatable value. The main floor boasts two spacious living areas, giving your family room to spread out and enjoy. The bright front living room is ideal for relaxing, while the cozy family room off the kitchen features a wood-burning fireplace and a charming cedar ceiling—perfect for chilly evenings or family gatherings. Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with its own ensuite for added privacy. A second 4-piece bathroom ensures convenience for the whole family. The finished basement adds even more versatility, featuring a fourth bedroom, an additional full bathroom, and a rec room ready to suit your needs—whether as a playroom, gym, or home office. Step outside to a fully fenced yard with plenty of outdoor space, including a large deck, a covered patio, and room for kids and pets to play. The property is complete with aggregate pathways, a double detached garage, and a storage shed, plus an additional gated parking spot for your RV or trailer! Located in a family-friendly neighborhood close to major roadways, schools, parks, and shopping, this home offers both convenience and community. Recent updates include new vinyl plank flooring upstairs, refreshed cabinetry, quartz kitchen counters, and a repainted deck. With so much potential, this home is ready to welcome its new owners. Don't miss out on this incredible opportunity—book your showing today!