

# \$350,000 - 28, 75 Erin Croft Crescent Se, Calgary

MLS® #A2207635

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,110 sqft  
Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

Welcome to your perfect home in the family-friendly community of Erin Woods! This beautifully updated 3-bedroom, 1.5-bathroom townhome is the perfect choice for both growing families and first-time homebuyers, offering a blend of modern upgrades, functional living spaces, and a peaceful setting. Step inside to discover a bright and inviting interior featuring durable vinyl plank flooring throughout, perfect for busy households or those looking for low-maintenance living. Freshly painted and thoughtfully modernized, this home is move-in ready, offering a clean and contemporary canvas for you to make your own. The three spacious bedrooms provide plenty of room for a growing family or visiting guests, while the updated 1.5 bathrooms add a touch of modern convenience. The fully finished basement now features brand-new vinyl plank flooring, making it a versatile space that can be tailored to your needs – whether it's a playroom for the kids, a cozy family room, or a home office for remote work. Outside, the fully enclosed backyard offers a safe and private space for children to play or for family barbecues, backing onto serene community green space that provides a peaceful backdrop and a sense of tranquility. With 2 assigned parking stalls right out front and plenty of visitor parking onsite, parking is stress-free, making daily life that much easier. Located in a welcoming community with easy access to schools, parks, playgrounds, and



amenities, this home is perfect for families looking to put down roots and first-time buyers seeking a comfortable and affordable starter home. Don't miss this incredible opportunity to own a modern, family-ready townhome in Erin Woods. Schedule your showing today!

Built in 1981

### Essential Information

MLS® #	A2207635
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,110
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	28, 75 Erin Croft Crescent Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2T8

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	See Remarks, Stall, Plug-In

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 1st, 2025
Days on Market	6
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
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