



THE
A-TEAM

**RE/MAX
FIRST**

62 ERIN Crescent, Calgary T2B3C8

MLS® #: **A2164189** Area: **Erin Woods** Listing Date: **09/17/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 29-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1991** Abv Sqft: **1,036**
Lot Information Low Sqft:
 Lot Sz Ar: **5,974 sqft** Ttl Sqft: **1,036**
 Lot Shape:

DOM

53
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Level**
 Park Feat: **Alley Access,Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`6" x 7`3"	Living Room	Main	17`7" x 11`0"
Dining Room	Main	9`11" x 7`9"	Kitchen	Main	13`3" x 10`6"
4pc Bathroom	Main	7`10" x 7`8"	Bedroom - Primary	Main	12`8" x 10`0"
Bedroom	Main	8`11" x 8`7"	Bedroom	Main	8`9" x 8`8"
Walk-In Closet	Main	8`0" x 5`2"	Flex Space	Basement	11`10" x 9`6"
Bedroom	Basement	22`5" x 10`4"	4pc Ensuite bath	Basement	10`0" x 6`0"
Game Room	Basement	22`1" x 10`4"	Furnace/Utility Room	Basement	12`1" x 9`1"

Title: **Fee Simple**
Zoning: **R-C2**
Legal Desc: **9011657**

Remarks

Pub Rmks: **open house SAT OCT 12, 2-4 PM. INVESTOR ALERT, HUGE 5971 SQ FT CORNER LOT, R-C2 ZONED ON A QUIET STREET. Welcome to this 4 bdrm, a mostly renovated home that is move in ready and absolutely spotless with pride of ownership throughout. Vaulted ceilings, luxury vinyl wide plank flooring, ALL NEW PLUMBING, ROOF, SOFFITS APPROX 2019, 3/4 FENCE IS 5 YRS OLD. Walking in you will love the high ceilings, the new flooring and the large window in the living room. There's a dining area that opens to a huge deck, the largest I have ever seen, perfect for weddings, dancing, huge family get-togethers, surrounded by benches and planters. IT'S A HUGE YARD. Dining area and a kitchen with an eating area, with newer appliances and plenty of counter space. There's 3 bdrms up and a 4-piece bath, with the primary bdrm having a walk-in closet. The basement is fully finished with a very large bdrm in the back that only needs a door put back in. a 4-piece ensuite, and huge rec room. Outside is a shed, fire pit area and a dbl insulated garage. all of this on one of the largest lots in the area. Close by to parks, schools shopping, restaurants and deer foot trail to easily commute anywhere in Calgary. Don't miss this great opportunity.**

Inclusions: **CEILING FAN, SHED, PLANTERS, BENCHES**
Property Listed By: **One Percent Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











