



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 ERIN CROFT Crescent, Calgary T2B 2T9**

MLS®#: **A2165501**      Area: **Erin Woods**      Listing Date: **09/12/24**      List Price: **\$449,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1981**      Abv Sqft: **1,106**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,982 sqft**      Ttl Sqft: **1,106**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Off Street,Outside**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Aluminum Siding**  
 Flooring: **Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`4" x 3`11"	Living Room	Main	11`10" x 13`10"
Dining Room	Main	6`3" x 10`10"	Kitchen	Main	13`5" x 10`6"
2pc Bathroom	Main	5`4" x 4`1"	Bedroom - Primary	Second	19`1" x 10`2"
Bedroom	Second	11`9" x 8`5"	Bedroom	Second	8`1" x 10`4"
4pc Bathroom	Second	8`5" x 4`11"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8110646**

Zoning:  
**R-C1N**

Remarks

Pub Rmks: **Welcome to 22 Erin Croft Cres SE. This home has been well maintained. Newly updated fixtures include: the roof (2021), most of windows (2021), the furnace (2020), flooring (2024), and the fence (2024). The main level features a large window, illuminating the living and dining area in natural light, and a breakfast nook situated in front of a window facing the backyard. There are 3 bedrooms- including a spacious, south-facing primary bedroom- and a full 4-piece bathroom on the second level. This location is quiet, close to schools, shopping areas and parks. Easy to access to Highway 2 and 201.**

Inclusions:  
Property Listed By: **None**  
**First Place Realty**

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









