



THE
A-TEAM

**RE/MAX
FIRST**

75 ERIN CROFT Crescent #28, Calgary T2B 2T8

MLS® #: **A2191164**

Area: **Erin Woods**

Listing Date: **01/30/25**

List Price: **\$359,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,110**
Low Sqft:
Ttl Sqft: **1,110**

DOM

23
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape**
Park Feat: **Assigned,Plug-In,Stall**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`1"
Kitchen	Main	10`0" x 11`5"
4pc Bathroom	Second	6`2" x 7`9"
Bedroom	Second	8`5" x 11`6"
Game Room	Basement	16`8" x 29`1"

Room	Level	Dimensions
Dining Room	Main	10`1" x 6`6"
Mud Room	Main	7`7" x 6`10"
Bedroom	Second	8`4" x 11`4"
Bedroom - Primary	Second	14`10" x 10`9"
Furnace/Utility Room	Basement	8`5" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$521

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9311668**

Remarks

Pub Rmks: **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 is 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 two assigned parking stalls right out front, 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!**

Inclusions:
Property Listed By: **Kitchen Island
RE/MAX First**

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









