



THE
A-TEAM

**RE/MAX
FIRST**

75 ERIN CROFT Crescent #30, Calgary T2B 2T8

MLS® #: **A2205397**

Area: **Erin Woods**

Listing Date: **03/27/25**

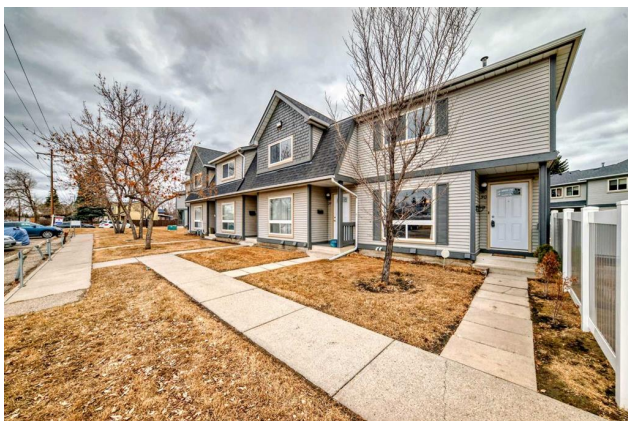
List Price: **\$340,000**

Status: **Active**

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: **1,108**
Low Sqft:
Ttl Sqft: **1,108**

DOM

10
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Landscaped,Lawn,No Neighbours Behind,Rectangular Lot**
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`3" x 5`10"
Dining Room	Main	7`0" x 9`7"
Mud Room	Main	7`7" x 6`10"
Bedroom	Upper	8`5" x 8`11"
4pc Bathroom	Upper	6`4" x 7`9"
Family Room	Basement	14`10" x 10`1"
Laundry	Basement	11`8" x 16`10"

Room	Level	Dimensions
Living Room	Main	12`0" x 12`0"
Breakfast Nook	Main	9`8" x 11`3"
2pc Bathroom	Main	4`1" x 4`10"
Bedroom	Upper	8`4" x 8`11"
Bedroom - Primary	Upper	15`0" x 10`10"
Office	Basement	5`7" x 4`5"

Condo Fee:
\$522

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9311668**

Remarks

Pub Rmks: **Welcome to this end unit with a private yard that backs on to a park like greenspace/common area! Perfect location! There are 3 bedrooms and 2 bathrooms here as well as a large living room/dining space as you enter this home and lots of natural light. Through to the rear of the home you have a kitchen with views of the yard, a pantry and a half bathroom. Upstairs there are 3 bedrooms with the primary boasting enough space for a king sized bed and your furniture as well as a wall to wall closet! Two additional bedrooms as well as a full bathroom completes the upper level. The finished basement has tons of storage and a rec room with updated furnace and laundry area. Outside you will love the private yard with no neighbours directly behind you, updated vinyl fencing and a patio area to relax in as well as a grassed area! The location is great, close to tons of the areas amenities, easy access to downtown, Stoney Trail and so much more! Come and have a look today :)**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









