

22 ERIN CROFT Crescent SE
Calgary, Alberta

MLS # A2165501



\$449,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Outside		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: None

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.