



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4, 220 Erin Mount Crescent SE  
Calgary, Alberta

MLS # A2260505



**\$345,000**

Division:	Erin Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 530
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: NA

Beautifully renovated! This bright and spacious 3-bedroom, 1.5-bath townhouse in Erin Woods offers over 1,000 sq ft of upgraded living space and is the perfect first-time buyer opportunity or turn-key rental investment. Step inside to discover all-new vinyl plank flooring on the main level, freshly painted walls in modern neutral tones, and oversized windows that flood the home with natural light. The stunning white kitchen has been fully updated, featuring brand-new cabinetry, sleek countertops, subway tile backsplash, and stylish hardware. Adjacent to the kitchen is a cozy dining area that flows into the inviting living room with ample space to relax or entertain. Upstairs, you'll find three generously sized bedrooms, all with new plush carpeting, and a renovated full bathroom with new vanity, toilet, and tile accents. The finished basement just need flooring adds a versatile space for a media room, playroom, home office, or gym. Enjoy a private, fully fenced backyard with patio space — ideal for BBQs, pets, or kids. Conveniently located in a quiet, well-managed complex close to parks, schools, shopping, transit, and commuter routes. This is an affordable Calgary townhouse that truly checks all the boxes. Whether you're looking to get into the market, downsize, or invest — this renovated home in Erin Woods offers exceptional value in a family-friendly community. Quick possession available!