



**44 Erin Croft Green SE
Calgary, Alberta**

MLS # A2284465



\$415,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, P		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All goods in the home are available and included in the sale price except personal items.

Welcome to 44 Erin Croft Green SE, a well-maintained home on a quiet street in Erin Woods, close to schools, parks, shopping, and transit. This property offers comfortable living with a functional layout and plenty of charm. Key updates include a new asphalt roof with a 10-year warranty (2025), front and back stonework (approx. 15 and 5 years), a new backyard door, screen door, and framing (last year), a furnace and water tank (~2020), attic insulation (~2020), and an upstairs sink replaced in 2025. Some dates are approximate. Don't miss the opportunity to own a solid home with important updates already done, book your showing today!