



**60 Erin Mount Crescent SE  
Calgary, Alberta**

**MLS # A2297986**



**\$474,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, See Remarks, Storage		

**Inclusions:** na

Welcome to Erin Woods, a beautifully upgraded and meticulously maintained family home nestled in a mature, amenity-rich neighborhood. Thoughtfully updated throughout, this move-in-ready residence offers the perfect blend of comfort, style, and everyday functionality—ready for you to simply unpack and start creating new memories. Enjoy exceptional access to major routes, parks, and green spaces, all just moments away. The property boasts abundant parking with convenient front and rear parking pads, along with a fully landscaped and fenced lot that enhances both privacy and curb appeal. Step inside to a bright main level, where the cozy living area is complemented by light, low-maintenance flooring that flows seamlessly throughout. The dining room and kitchen are filled with natural light from large windows and feature refreshed cabinetry, a warm tile backsplash, stainless-steel appliances, stone countertops and a layout designed for both daily living and entertaining. From the kitchen, step out onto a spacious deck, ideal for summer gatherings, overlooking a generous and beautiful backyard—your own private outdoor retreat. A conveniently located 2-piece powder room completes the main floor. Upstairs, you’ll find three well-proportioned bedrooms and a tastefully updated full bathroom, creating a comfortable and functional upper level. The lower level offers additional versatile living space along with a dedicated laundry room, providing flexibility for a family room, home office, or recreation area. This home offers exceptional value in a sought-after location. Book your private showing today and experience everything this inviting property has to offer.