



**60 Erin Croft Place SE
Calgary, Alberta**

MLS # A2298862



\$395,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	886 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

GREAT VALUE! This well-maintained home is an excellent opportunity for first-time buyers or savvy investors. Tucked away in a quiet cul-de-sac, it's conveniently located near schools, an arena, and a playground perfect for families. The open-concept main floor features a bright and spacious living room, a functional kitchen with classic white cabinetry, and a sunny breakfast nook, ideal for morning coffee. Upstairs, you'll find two generously sized bedrooms and a full 4-piece bathroom. The third level offers a comfortable family room and a large bedroom, perfect for guests or additional living space. The fourth level features a versatile office that could easily be used as a bedroom, along with a 4-piece bathroom, a laundry area, and plenty of storage. Step outside to enjoy the large backyard with a deck and storage shed—great for entertaining or relaxing. The property also offers back lane access with a large rear parking pad, plus additional parking available at the front. Ideally located close to all amenities, with quick access to downtown and major roadways. Don't miss out—contact your favorite realtor today to schedule a viewing!