



GRASSROOTS
REALTY GROUP

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

MLS # A2205917



\$539,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Pie Shaped Lot		

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

Inclusions:	N/A
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| 4 BEDS | 2.5 BATHS | DOUBLE DETACHED GARAGE | Convenient Location! | Welcome to this newly renovated 2-storey home in the community of Erin Woods! Featuring modern vinyl plank flooring throughout, this home offers 4 bedrooms and 2.5 bathrooms. As you enter, large windows flood the living area with natural light. With updated countertops, the refreshed kitchen is perfect for meal prep and gatherings. A back door provides easy access to the backyard, while a convenient 2-piece bathroom completes the main floor. Upstairs, you'll find 3 good-sized bedrooms and a 4-piece bathroom. The finished basement offers an additional 4th bedroom and a 3-piece bathroom. Outside, enjoy the convenience of a double detached garage. Located close to parks, shopping, and schools, this home is a fantastic opportunity! Don't miss out—schedule your showing today!