

# \$439,000 - 40 Erin Mount Crescent Se, Calgary

MLS® #A2199630

**\$439,000**

3 Bedroom, 1.00 Bathroom, 1,044 sqft  
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Welcome to this charming 3-bedroom detached home in the family friendly community of Erin Woods! The location is fantastic, as it's steps away from Erin Woods park which features a new playground, plenty of greenspace, a basketball court, dog park, and Erin Woods School! This home has been very well cared for and has plenty of upgrades including brand new roof shingles, fresh paint throughout, hot water tank (1 year old), washer/dryer set (2 years old), some new windows, as well as a recent furnace and duct cleaning. As soon as you set foot into the home you'll notice the attractive laminate flooring. The layout boasts a spacious living room that seamlessly flows into a generously sized dining room, perfect for hosting family gatherings and entertaining friends. The bright and airy kitchen features modern white cabinetry, a separate breakfast nook, and access to the expansive backyard that's ideal for summer barbecues or letting your furry friends roam freely. There's so much potential to set up a wonderful outdoor living space here, like a patio set, fire pit, and kids play area. The gravel pad can also be used for vehicle storage, or even expanded for RV storage. With three generously sized bedrooms and a refreshed 4-piece bathroom, this home is designed for comfort and functionality. The unspoiled lower level presents a blank canvas with two large, brand new windows, and is ready for your personal touch and vision to transform it into your



ultimate recreation space. Conveniently located close to shopping centers, transit options, and easy access to major roads like Peigan Trail and Deerfoot, this home is perfectly positioned for a vibrant lifestyle. Experience hassle-free living in a turn-key ready homeâ€”schedule your viewing today and donâ€™t miss out on this fantastic opportunity!

Built in 1980

### Essential Information

MLS® #	A2199630
Price	\$439,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,044
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	40 Erin Mount Crescent Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2S3

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Chandelier, No Animal Home
-------------------	----------------------------

Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.