

# \$494,900 - 36 Erin Croft Place Se, Calgary

MLS® #A2113295

## \$494,900

4 Bedroom, 2.00 Bathroom, 895 sqft

Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Perfect home for investors or 1st time home buyers. This 895 sq ft bungalow is located on a quiet street in Erinwoods. Total of 2 large bedrooms up, refinished kitchen with new cabinet, countertop, backsplash. Bright and open the living room and dining room. Separate entrance to the basement, it was professionally finished with a kitchen, 2 bedrooms and 3pcs bath. The roof is new, the furnace was replaced a few years ago, windows are only a few years old, The size of the lot is amazing. Lots of room to build your double garage and still have plenty of space for RV parking and entertaining. A large wooden patio off the side is great for entertaining and bar-b-ques, close to schools, shopping, and public transportation.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2113295    |
| Price          | \$494,900   |
| Sold Price     | \$485,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 895         |
| Acres          | 0.10        |
| Year Built     | 1981        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Sold     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 36 Erin Croft Place Se |
| Subdivision | Erin Woods             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 2V3                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows             |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite             |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                 |
| Lot Description   | Back Lane, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Aluminum Siding, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2024  |
| Date Sold      | March 22nd, 2024 |
| Days on Market | 15               |
| Zoning         | R-C1N            |
| HOA Fees       | 0.00             |

### Listing Details

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.