

# \$460,000 - 236 Erin Croft Crescent Se, Calgary

MLS® #A2148624

## \$460,000

3 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Welcome to 236 Erin Croft Crescent! This Bi-Level home located in Erin Woods sits on a massive pie lot with ample room for recreation and the possibility to develop the parking pad into a large garage. The basement is a Legal Secondary Suite registered with the City of Calgary. Upon entrance, you will walk up the stairs to the main level living room, kitchen, and dining room which are flooded with natural light from the upgraded vinyl windows. This level also showcases two southwest facing bedrooms and the 4 piece bathroom. The lower legal suite contains one bedroom, 4 piece bathroom, kitchen, dining room, and recreation area.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2148624    |
| Price          | \$460,000   |
| Sold Price     | \$455,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 886         |
| Acres          | 0.10        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 236 Erin Croft Crescent Se |
| Subdivision | Erin Woods                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2B2V1                     |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows |
| Appliances        | Range Hood, Refrigerator, Stove(s), Washer/Dryer                  |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance, Private Yard       |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Metal Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2024 |
| Date Sold      | July 19th, 2024 |
| Days on Market | 9               |
| Zoning         | R-C1N           |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office                    Baxter & Associates Real Estate Services

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.