

# \$469,900 - 12 Erin Croft Green Se, Calgary

MLS® #A2159988

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,101 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

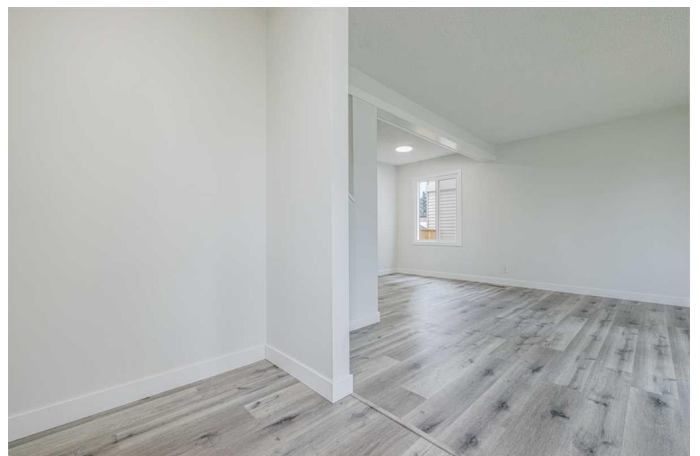
| Newly Renovated! | 3 BEDS | 1.5 BATHS |  
Quiet cul-de-sac | Convenient location! |  
Welcome home to this newly renovated 2-storey home located on a quiet cul-de-sac in the community of Erin Woods. This bright property offers 3 bedrooms and 1.5 bathrooms, with vinyl plank flooring throughout. The main floor features a large, inviting living area that flows seamlessly into the open-style kitchen, complete with updated countertops, cabinets, and a stylish backsplash. A door from the kitchen leads to the large fenced-in backyard. A convenient half bath is also located on the main floor. Upstairs, you'll find the primary bedroom, along with two additional bedrooms and a nicely updated 4-piece bathroom, with a bright new countertop and backsplash. The finished basement offers a versatile living space, ideal for a home theatre or entertaining guests. This home presents an excellent opportunity for both investors and future homeowners. Parking is easy, with a parking pad at the back of the home that accommodates two cars, plus additional street parking. Conveniently located close to parks, schools, shopping, and more. Call your favourite agent today to book a showing!

Built in 1981

## Essential Information

MLS® #

A2159988



Price	\$469,900
Sold Price	\$463,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,101
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	12 Erin Croft Green Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2V2

### Amenities

Parking Spaces	2
Parking	Parking Pad, On Street, Other

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 22nd, 2024  
Date Sold                        October 3rd, 2024  
Days on Market                42  
Zoning                            R-C1N  
HOA Fees                        0.00

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.