



55 Erin Mount Crescent Calgary Alberta

\$450,000

OPEN HOUSE SATURDAY 1-3pm..... START THE CAR ! Do not miss out on this spectacular property located on a quiet crescent. I am told that this home has the BEST neighbors you could ever ask for! As you step into this home you see a stone-faced wood burning fireplace, a well-lit living room, a 2-pc bathroom, pantry, and a large eat in kitchen with newer appliances (3 in total all black), well taken care of kitchen cabinetry, this will round out the main floor. Up on the second level we have 3 bedrooms total, a large primary suite with double walk-up closets. There are 2 more nice sized bedrooms and a 4-pc bathroom, new carpeting (2020). Moving down to the lower level, a new 4 pc bathroom, family room, a large den (currently used as a bedroom) storage/laundry/utility area, new carpet in lower level (2020), there is a wifi light (2020) for lower level, newer furnace (2021) newer hot water tank (2016 approx.), windows (2011), w. Now hang onto your hats we are not done YET! Central A/C for those hot days & nights, back lane (with parking), roof (2011), newer fence, HUGE deck in the back yard, storage shed (to stay), fire pit, dog run area, there is a front parking pad, YOU WANT MORE?? Well we got it, close to transit, park, pathways, shopping, restaurants. Possession is negotiable ... This will not last long ! (id:6769)

- Bedroom 2.69 M x 3.00 M
- Bedroom 2.69 M x 4.06 M
- 4pc Bathroom 2.69 M x 1.50 M
- Primary Bedroom 4.80 M x 3.45 M
- Furnace 4.85 M x 1.60 M
- Den 3.61 M x 2.97 M
- Recreational, Games room 5.08 M x 2.97 M
- 4pc Bathroom 2.41 M x 1.50 M
- Other .99 M x 1.04 M
- Living room 3.68 M x 4.06 M
- 2pc Bathroom 1.47 M x 1.50 M
- Kitchen 3.15 M x 2.87 M
- Dining room 2.67 M x 3.15 M
- Other 3.51 M x 5.79 M

Listing Presented By:



Originally Listed by:
eXp Realty



See

Mirror

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