



## 70 Erin Crescent Calgary Alberta

\$430,000

Located on one of the best streets in Erin Woods, and recently updated throughout, here is the family home you have been looking for! Welcome to 70 Erin Crescent SE! With 3 beds and 2 baths this fully developed property is move in ready with quick possession available! Upon entry the recent upgrades are evident. With a FULL REPAINT including ceiling, NEW CARPET throughout and NEW APPLIANCES in the kitchen, this home will provide years of worry free low maintenance living for the new owners. The living / dining room boasts hardwood floors and ample light from the large bay windows and updated light fixtures! The kitchen has a breakfast nook, a new fridge and stove as well as ample storage for all of your families needs! Upstairs there are 3 Bedrooms and a full 4 piece bathroom, the brand NEW PLUSH CARPET is easy on the feet and is neutral and inviting. The downstairs has more space in the bonus / tv room and another flex room with loads of space for a home office or as a playroom for the kids. The mechanical room has had all the needed ongoing preventative maintenance and mechanical work completed with a RECENTLY UPDATED FURNACE and HOT WATER TANK. The fully fenced backyard has a handy storage shed, firepit and parking pad with ample space for a new double garage to be built. This one won't last! Call for your private viewing and start 2024 with your new home! Property has been electronically staged. (id:6769)

Family room 17.58 Ft x 10.25 Ft  
Den 10.75 Ft x 10.25 Ft  
Living room 12.33 Ft x 11.33 Ft  
Kitchen 8.92 Ft x 11.17 Ft  
Other 7.83 Ft x 5.75 Ft  
Living room 11.42 Ft x 8.17 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft  
Laundry room 5.17 Ft x 2.92 Ft  
Primary Bedroom 11.42 Ft x 11.75 Ft  
Bedroom 9.08 Ft x 10.08 Ft  
Bedroom 9.92 Ft x 4.92 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
2% REALTY

<http://www.yournexthomeyyyc.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca