



## 87 Erin Mount Crescent Calgary Alberta

\$529,900

Bright & Spacious Bungalow on Corner Lot | RC-G Zoning | Oversized Garage | 5 Bedrooms | Across from Green Space | New Furnace Welcome to your new home or next great investment! This 1066 sq ft bungalow sits proudly on a sunny corner lot in a quiet, family-friendly neighborhood. With RC-G zoning, a southwest-facing backyard, and an oversized double garage, this property is full of value, charm, and future potential. Inside, the home is warm and inviting with lots of natural light flowing through large windows. The main floor features 3 bedrooms, a full 4-piece bathroom, and a spacious living area that feels open and comfortable. The kitchen is finished with granite countertops, giving you the perfect space for cooking, gathering, and making memories with loved ones. The lower level is fully finished, offering 2 more bedrooms, a second full bathroom, a large recreation or family room, and plenty of space for guests, teenagers. Whether you're looking for more room for your family or thinking about secondary suite potential (with city approval), this home gives you flexible options. Step outside to enjoy the private southwest-facing yard, ideal for enjoying sunshine all afternoon and into the evening. The oversized double detached garage provides tons of room for your vehicles, tools, bikes, or even a workshop. Plus, you're directly across from a large green space, giving you an open view and more room to play, walk the dog, or just enjoy nature. This location offers great access to schools, parks, shopping, and public transit. Commuting is easy with nearby access to major routes like Deerfoot Trail and Stoney Trail, connecting you to the rest of the city in minutes. With RC-G zoning, the future possibilities are exciting—build a duplex, add a suite, or hold as a smart long-term investment. This is a home that grows with you. Don't miss out on this special opportunity—book...

Recreational, Games room 10.42 Ft x 21.42 Ft

Furnace 8.50 Ft x 11.25 Ft

Storage 2.92 Ft x 7.83 Ft

Bedroom 10.42 Ft x 14.00 Ft

Bedroom 10.42 Ft x 13.50 Ft

4pc Bathroom 4.83 Ft x 7.67 Ft

Foyer 4.92 Ft x 4.58 Ft

Kitchen 10.33 Ft x 11.08 Ft

Living room 16.00 Ft x 11.92 Ft

Dining room 10.75 Ft x 9.42 Ft

Primary Bedroom 13.33 Ft x 12.25 Ft

Bedroom 9.92 Ft x 8.25 Ft

Bedroom 12.25 Ft x 8.33 Ft

4pc Bathroom 10.42 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.welcomehomeyycc.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)