



## 12 Erin Croft Green Calgary Alberta

\$469,900

| 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! (id:6769)

2pc Bathroom 5.25 Ft x 4.25 Ft

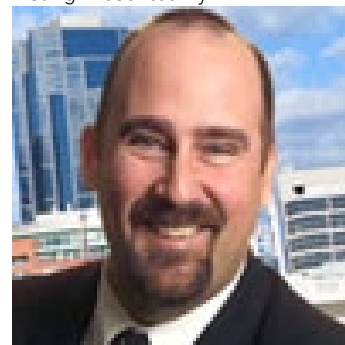
Primary Bedroom 10.08 Ft x 13.75 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Bedroom 10.50 Ft x 10.42 Ft

Bedroom 11.75 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca