



## 164 Erindale Crescent Calgary Alberta

\$450,000

Welcome to Erin Woods - a mature, family-friendly neighborhood you'll love to call home! This cozy home is tucked away on a quiet crescent and has everything you need at your fingertips. It's a 15-minute walk to Erin Woods School, a 7-minute drive to International Avenue with endless amenities, two blocks from Erin Woods Park and the Twin Arena's are several minutes away! With easy access to 36th Street, Peigan Trail, and Deerfoot Trail, getting around the city is a breeze! Step inside and be greeted by a bright, inviting living and dining area. Updated laminate flooring, large windows that fill the space with natural light, and a convenient half bath near the main entrance make this space perfect for relaxing or entertaining. The cozy kitchen is full of potential and charm, reflecting the care and love of its original owner. Upstairs, you'll find three generously sized bedrooms with ample closet space, ideal for families of any size. The updated 4-piece bathroom adds a modern touch to the upper level. The unfinished basement is a blank canvas awaiting your vision—whether it's additional living space, a recreation area, or a legal suite for extra income. The backyard is where the fun begins! An oversized deck, its ready for summer BBQs, relaxing evenings, or watching the kids play. At under \$500,000, this detached home offers incredible value. Whether you're ready to move right in, want a small project to make it your own, or are thinking about flipping, this house has all the potential. See it for yourself - book your showing today! (id:6769)

4pc Bathroom 10.30 M x 5.50 M

Bedroom 10.30 M x 9.00 M

Bedroom 10.90 M x 9.20 M

Primary Bedroom 10.10 M x 12.20 M

Recreational, Games room 19.90 M x 12.10 M

Furnace 8.10 M x 10.60 M

2pc Bathroom 5.10 M x 6.60 M

Dining room 9.00 M x 10.40 M

Kitchen 12.00 M x 10.30 M

Living room 12.12 M x 14.50 M

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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