

# \$340,000 - 30, 75 Erin Croft Crescent Se, Calgary

MLS® #A2205397

## \$340,000

3 Bedroom, 2.00 Bathroom, 1,109 sqft  
Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

Welcome to this end unit with a private yard that backs on to a park like greenspace/common area! Perfect location! There are 3 bedrooms and 2 bathrooms here as well as a large living room/dining space as you enter this home and lots of natural light. Through to the rear of the home you have a kitchen with views of the yard, a pantry and a half bathroom. Upstairs there are 3 bedrooms with the primary boasting enough space for a king sized bed and your furniture as well as a wall to wall closet! Two additional bedrooms as well as a full bathroom completes the upper level. The finished basement has tons of storage and a rec room with updated furnace and laundry area. Outside you will love the private yard with no neighbours directly behind you, updated vinyl fencing and a patio area to relax in as well as a grassed area! The location is great, close to tons of the areas amenities, easy access to downtown, Stoney Trail and so much more! Come and have a look today :)

Built in 1981

## Essential Information

MLS® #	A2205397
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	30, 75 Erin Croft Crescent Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2T8

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 27th, 2025
Days on Market	6
Zoning	M-CG

## **Listing Details**

Listing Office	Real Broker
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