



**GRASSROOTS**

REALTY GROUP

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**8, 220 Erin Mount Crescent SE  
Calgary, Alberta**

**MLS # A2271739**

**\$269,900**



|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Erin Woods        |               |                   |
| <b>Type:</b>     | Residential/Other |               |                   |
| <b>Style:</b>    | 2 Storey          |               |                   |
| <b>Size:</b>     | 1,093 sq.ft.      | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | RV Access/Parking |               |                   |
| <b>Lot Size:</b> | -                 |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

|                    |                          |                   |          |
|--------------------|--------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Hardwood, Laminate, Tile | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt                  | <b>Condo Fee:</b> | \$ 530   |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame               | <b>Zoning:</b>    | M-CG d30 |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Storage                  |                   |          |

**Inclusions:** NA

Great opportunity to own an affordable 3 bedroom home in the heart of Erin Woods. Enter to find a great sized front foyer along with a living area with corner fireplace. The eat-in kitchen has plenty of storage and counter space. Out back is a fenced yard backing onto the green belt. Upstairs are all three bedrooms including the Master suite with great closet space and a 4 piece bath. The basement is wide open and ready for your ideas. Close to public transportation, schools and all amenities needed. Call for a showing today.