



GRASSROOTS
REALTY GROUP

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152 Erin Dale Crescent SE
Calgary, Alberta

MLS # A2329626

\$427,500



Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,091 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, On Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions:	N/A
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Welcome to 152 Erin Dale Crescent SE, a warm and inviting family home that has been lovingly cared for over the years and is ready to welcome its next chapter. Perfectly situated on a quiet crescent overlooking a peaceful cul-de-sac and green space, this charming 2 storey home offers the ideal combination of comfort, thoughtful updates and an outstanding location. Inside, you'll find a bright and functional layout featuring 3 bedrooms, 1.5 bathrooms and a fully developed basement, providing plenty of room for growing families, first time buyers or those looking to downsize without sacrificing space. The heart of the home is the beautifully renovated kitchen, completed in October 2023, featuring timeless cabinetry, quartz counter-tops, a designer tile back-splash, and new stainless steel stove and dishwasher. Fresh paint throughout the main floor, stairwell and upper hallway creates a bright, welcoming atmosphere that is truly move in ready. The home has also received several important updates, including a new furnace and hot water tank installed in January 2025, along with a brand new roof completed in August 2025, offering peace of mind for years to come. Step outside to enjoy the large, private backyard, offering plenty of room for children and pets to play, summer barbecues with family and friends, or the opportunity to build the garage you've always envisioned. Mature trees and generous outdoor space create a wonderful setting to relax, entertain and enjoy. Located in the established community of Erin Woods, you'll appreciate being within walking distance of parks, playgrounds and schools, making everyday family life easy and convenient. The community offers quick access to Deerfoot Trail, Stoney Trail and major transit routes, while downtown Calgary is only approximately 15 minutes away. Shopping, restaurants, recreation facilities and everyday

amenities are all just minutes from your front door.