60 Erin Mount Crescent SE

Calgary | Active | MLS® A2350658

$450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1980**	**1,088.8 sq. ft.**

Your next move starts with a conversation.

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Listed by Grassroots Realty Group

A closer look

Welcome to 60 Erin Mount Crescent, located on a quiet street in the established community of Erin Woods. Offering a refreshed interior, a functional layout, and several important improvements, this home is a great opportunity for buyers looking for comfortable living space with room to make it their own. The interior features fresh paint, updated baseboards, refreshed lighting on the main and upper floors, and an updated front door. These improvements give the home a clean, welcoming feel throughout. The kitchen features shaker-style cabinetry, dark stone countertops, a contemporary tile backsplash, and stainless-steel appliances. With ample cabinet and counter space, it’s well suited for everyday cooking and entertaining. The adjoining dining area enjoys plenty of natural light from large windows overlooking the backyard. A comfortable living room and convenient main-floor half bath complete the main level. Upstairs, you’ll find three well-sized bedrooms and a full bathroom. The primary bedroom features a built-in closet system, while the additional bedrooms offer flexibility for family, guests, or a home office. The finished basement adds valuable living space, with a large recreation room that can accommodate a media area, home office, games room, or play space. The basement also features a professional waterproofing system and sump pump, backed by a transferable 10-year warranty for added peace of mind. Outside, the fully fenced backyard offers a great space to landscape and make your own, with plenty of potential to create an outdoor space that suits your needs. Situated in Erin Woods, the home offers access to nearby parks, schools, everyday amenities, and major routes for commuting around the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350658
Bedrooms	3
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,088.8 sq. ft.
Main Level Finished Area:	558.7 sq. ft.
Upper Level Finished Area:	530.1 sq. ft.
Below Grade Finished Area:	361.6 sq. ft.
Acreage:	No
Lot Area:	4,219 sq. ft.
Lot Frontage:	43'5"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8010488
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Erin Woods
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	All window coverings, all lighting fixtures.
Restrictions:	None Known
Main Floor	Kitchen · 12'2" × 10'1" ·
Main Floor	Dinette · 10'1" × 8'10" ·
Main Floor	Living Room · 14'1" × 12' ·
2nd Floor	Bedroom - Primary · 11'11" × 10'8" ·
2nd Floor	Bedroom · 10'8" × 9' ·
2nd Floor	Bedroom · 10' × 8'9" ·
Basement	Flex Space · 9'2" × 5'11" ·
Basement	Family Room · 23'6" × 10' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Granite Counters, Sump Pump(s)
Exterior Features:	Private Yard

Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/60-erin-mount-crescent-se-calgary-a2350658/

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