

# \$529,900 - 87 Erin Mount Crescent Se, Calgary

MLS® #A2175021

**\$529,900**

5 Bedroom, 2.00 Bathroom, 1,066 sqft  
Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Bright & Spacious Bungalow on Corner Lot |  
RC-G Zoning | Oversized Garage | 5  
Bedrooms | Across from Green Space | New  
Furnace

Welcome to your new home or next great investment! This 1066 sq ft bungalow sits proudly on a sunny corner lot in a quiet, family-friendly neighborhood. With RC-G zoning, a southwest-facing backyard, and an oversized double garage, this property is full of value, charm, and future potential.

Inside, the home is warm and inviting with lots of natural light flowing through large windows. The main floor features 3 bedrooms, a full 4-piece bathroom, and a spacious living area that feels open and comfortable. The kitchen is finished with granite countertops, giving you the perfect space for cooking, gathering, and making memories with loved ones.

The lower level is fully finished, offering 2 more bedrooms, a second full bathroom, a large recreation or family room, and plenty of space for guests, teenagers. Whether you're looking for more room for your family or thinking about secondary suite potential (with city approval), this home gives you flexible options.

Step outside to enjoy the private southwest-facing yard, ideal for enjoying sunshine all afternoon and into the evening. The oversized double detached garage



provides tons of room for your vehicles, tools, bikes, or even a workshop. Plus, you're directly across from a large green space, giving you an open view and more room to play, walk the dog, or just enjoy nature.

This location offers great access to schools, parks, shopping, and public transit. Commuting is easy with nearby access to major routes like Deerfoot Trail and Stoney Trail, connecting you to the rest of the city in minutes.

With RC-G zoning, the future possibilities are excitingâ€”build a duplex, add a suite, or hold as a smart long-term investment. This is a home that grows with you.

Donâ€™t miss out on this special opportunityâ€”book your showing today and see how this home can fit your lifestyle, your family, or your investment plans!

Built in 1981

### **Essential Information**

MLS® #	A2175021
Price	\$529,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address 87 Erin Mount Crescent Se

Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2T1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows, Granite Counters
Appliances	Dryer, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner, Electric Stove
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	14
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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