

\$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 exciting—build a duplex, add a suite, or hold as a smart long-term investment. This is a home that grows with you.

Don't miss out on this special opportunity—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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