

# \$549,900 - 15 Erin Meadow Crescent Se, Calgary

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MLS® #A2241895

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

This well-maintained home blends modern updates with thoughtful functionality, offering nearly 2,000 sq. ft. of fully developed living space across three levels. Situated on a 3,412 sq. ft. lot, the property features 4 bedrooms, 2.5 bathrooms, two living areas, and stylish finishes throughout. The main floor has been thoughtfully updated with durable luxury vinyl plank flooring and features large front and rear-facing windows that bathe the home with natural light. The inviting front living room includes a cozy gas fireplace and overlooks the front yard. The updated kitchen is equipped with timeless white shaker cabinetry, subway tile backsplash, and a charming bay window with bench seating in the eating area. A rear mudroom with storage, laundry centre, and a convenient 2-piece powder room complete the main level. Upstairs, you'll find three generously sized bedrooms, all with vinyl plank flooring (no carpet – ideal for kids and pets). The spacious primary suite features a stylish shiplap accent wall, a large walk-in closet, and direct access to a 4-piece bathroom with a fully tiled tub/shower. Two additional bedrooms and extra storage complete the upper floor. The fully finished basement includes a versatile recreation/media area – perfect for a playroom, home gym, or additional living space. A fourth bedroom and full 4-piece bathroom add flexibility for guests or growing families. Enjoy summer days in the spacious backyard, complete with a raised deck for



barbecuing and dining, a lower patio for lounging, and plenty of green space for kids or pets. Completing the property is a oversized double detached garage (24'4" x 22'4"), offering secure, year-round storage for your vehicles and valuables. Pride of ownership shines throughout this move-in-ready home. Ideally located near parks, schools, and amenities, with convenient access to major routes for easy commuting.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241895    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,291       |
| Acres          | 0.08        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 15 Erin Meadow Crescent Se |
| Subdivision | Erin Woods                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2B 3L5                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Built-in Features, See Remarks

Appliances Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete



## Additional Information

Date Listed July 24th, 2025

Days on Market 7

Zoning R-CG

## Listing Details

Listing Office Charles

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