

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

---

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, 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 2

Zoning R-CG

## Listing Details

Listing Office Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.