

4 Erin Grove Close SE
Calgary, Alberta

MLS # A2166565



\$499,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed in the back

Welcome to 4 Erin Grove Close SE, located in the family-friendly neighborhood of Erin Woods, Calgary. This beautifully maintained 3-bedroom, 1.5-bathroom home is perfect for families or first-time homebuyers looking for space, comfort, and convenience. Step inside to discover an inviting open-concept living and dining area, featuring vinyl flooring throughout and large windows that flood the space with natural light. The kitchen offers ample counter space and cabinetry, perfect for both everyday meals and entertainment. Upstairs, you'll find 3 spacious bedrooms with generous closet space, ideal for a growing family. The updated (2024) 4-piece bathroom completes the upstairs. The fully developed basement adds extra versatility with a cozy family room, and plenty of storage options. Enjoy the large south facing backyard, complete with an oversized deck perfect for summer barbecues and outdoor relaxation. The property also includes a heated double detached garage, providing extra storage or parking for vehicles. Nestled in a quiet cul-de-sac, this home offers easy access to schools, parks, shopping, and major transit routes, making it a convenient choice for any lifestyle. Don't miss out on this fantastic opportunity! Contact us today to book your private showing.