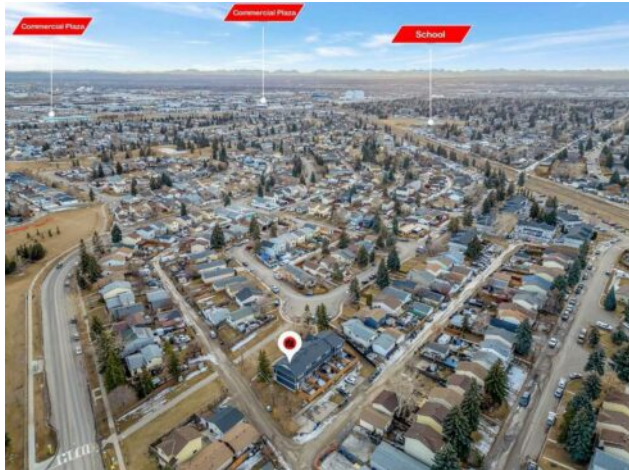


5, 72 Erin Grove Close SE
Calgary, Alberta

MLS # A2197740



\$299,999

Division:	Erin Woods		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 431

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: N/A

Freshly Updated Corner Townhouse | Cul de sac | Deck with Bench Seating | New Fences | Side Green Yard | Unfinished Basement | Plenty of Parking | Fully Updated | 3 Bedrooms | 1.5 Bathrooms and Many More! This well-maintained and beautifully updated corner-lot townhouse is a rare find! Nestled in a quiet cul-de-sac, this home offers a range of recent upgrades and comes with water included in the condo fees. Step outside to enjoy the spacious deck with built-in bench seating, a side green yard for outdoor activities, and brand-new fences for added privacy. Inside, you’ll discover 3 cozy bedrooms and 1.5 bathrooms, perfect for families or first-time homebuyers. The kitchen is a highlight, equipped with all-new appliances — including a dishwasher, microwave, gas range oven, and fridge — all replaced in early 2024. Recent updates include new building sidings and fences (mid-2024), a roof replacement (2015), upgraded windows (2013), and a new hot water tank (2022). The unfinished basement offers excellent potential for storage or future development, subject to city approval — providing a great opportunity to expand your living space as needed. With plenty of parking available, convenience is assured for you and your guests. This move-in-ready townhouse is a must-see for anyone looking for comfort, convenience, and many more features — all with the hard work already done!