\$489,900 - 45 Erin Grove Place Se, Calgary

MLS® #A2234289

\$489,900

4 Bedroom, 2.00 Bathroom, 959 sqft Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

FIRST TIME ON MLS | 4 BEDS 2 FULL BATH | SEPERATE ENTRANCE | DOUBLE GARAGE | WELL MAINTAINED BY ORIGINAL OWNER | Welcome to 45 Erin Grove Place SE, a charming bi-level nestled on a quiet cul-de-sac in vibrant Erin Woods. This home boasts 4 bedrooms, 2 full bathrooms, double detached garage and private backyard. Stepping inside, the big foyer welcomes you to bright living room with generous bay windows, a cozy fireplace, perfect for family gatherings and everyday living. The kitchen offers ample storage, functional flow with a spacious dining and breakfast nook. On the main floor there are 2 very good sized bedrooms with a full bathroom. The basement has been finished with another 2 bedrooms, 1 full bathroom, a huge rec room, providing more space for your family or guest hosting. The private backyard oasis, fully fenced with lawn space for kids or pets, and secure outdoor enjoyment. The double detached garage is perfect for vehicles parking or adding more storage space to your home. Erin Woods is a well established community and is known for its friendly spirit and green spaces, with parks, sports fields, walking trails, and playgrounds within walking distance. City life is just minutes away. Quick access to Peigan Trail, Stoney Trail, major transit routes, shopping, restaurants, and recreation. Don't miss out, homes in this pocket move fast! Your ideal family home in Erin Woods awaits, book your showing today.







Essential Information

MLS®# A2234289 Price \$489,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 959

Acres 0.07

Year Built 1987

Type Residential Sub-Type Detached

Style Bi-Level

Status Active

Community Information

45 Erin Grove Place Se Address

Erin Woods Subdivision

City Calgary County Calgary Alberta Province

Postal Code T2B 3A6

Amenities

Parking Spaces 2

Double Garage Detached Parking

of Garages 2

Interior

Interior Features See Remarks

Dishwasher, Dryer, Refrigerator, Stove(s), Washer Appliances

Forced Air Heating

Cooling None Fireplace Yes # of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office CIR Realty

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