

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

MLS® #A2229064

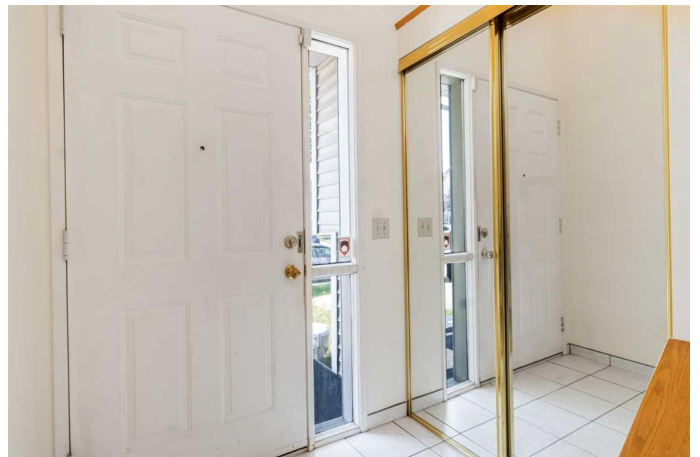
**\$489,900**

4 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

OPEN HOUSE: June 14 and 15, 1:00 pm - 3:00pm. | 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. Donâ€™t miss out, homes in this pocket move fast! Your ideal family home in



Erin Woods awaits, book your showing today.

Built in 1987

### Essential Information

MLS® #	A2229064
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

Address	45 Erin Grove Place Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3A6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
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 12th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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