

# \$570,000 - 47 Erin Grove Se, Calgary

MLS® #A2242962

**\$570,000**

4 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to 47 Erin Grove SE – a spacious and thoughtfully designed 4-bedroom, 3-bathroom home nestled in a quiet pocket of Erin Woods. The main floor showcases stylish luxury vinyl plank flooring and a functional layout ideal for modern living. The bright kitchen includes a convenient pantry, while the adjacent dining area features a unique glass block wall that invites natural light while maintaining privacy. From here, step out to your backyard retreat, perfect for entertaining. A handy half-bath and a sun-filled living room with a large south-facing window complete the main level. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private 3-piece ensuite, along with a full 4-piece bathroom for family or guests. The fully developed basement offers additional living space to relax or entertain, a fourth bedroom, laundry, and plenty of storage. Outside, the low-maintenance backyard is designed for ease, featuring a covered patio and back alley access through a double-wide gate – ideal for RV storage. Located with easy access to Peigan Trail and 52 Street SE, this home is a fantastic option for growing families or those seeking space and convenience. Don't miss your chance to make this versatile and welcoming home your own – schedule your private showing today!

Built in 1999

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242962    |
| Price          | \$570,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,426       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 47 Erin Grove Se |
| Subdivision | Erin Woods       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2B 3L1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                                     |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
| Lot Description   | Rectangular Lot     |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 45              |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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