



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**24 Erin Green Mews SE**  
**Calgary, Alberta**

**MLS # A2227654**



**\$475,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Level		

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

**Inclusions:** Security Cameras and Video Doorbell

Welcome to this lovingly maintained and fully developed home offering 1,960 sq.ft. of developed space across three levels, and ample storage space on the 4th level. A great home for growing families or savvy investors. **NUMEROUS UPGRADES:** New Windows (2024), Central Air Conditioning (2023), Brand New Stainless Steel Stove and Refrigerator (2025), Shower addition (started). This deceptively spacious home with great curb appeal is ideally situated on a friendly, tree-lined cul-de-sac close to schools and transportation corridors. This property has been recently upgraded with Air Conditioning, and new stainless steel appliances. As is with split levels, the space is large and allows for both time together and private relaxation. The heart of the home, the kitchen has enough space to add a large floating island or breakfast table and features granite countertops and new stainless steel appliances. The adjacent open-concept dining and flexible living area is ideal for everyday living and entertaining. Enhanced by durable laminate flooring that flows between the spaces, this bright and sunny space offers versatility for a front living room or flex area. The family room on the 3rd level, (currently featuring an impressive home theatre room) is where the home truly shines, a versatile and flexible area with a fireplace and built-in bookshelf. It's large but inviting and is the ultimate space for game days, or movie nights relaxing with family and a big bowl of popcorn. begs for a big screen with a movie and bowl of popcorn. The 1/2 bath off this area has a shower addition partially roughed in for your convenience to finish. Down one additional level is the laundry, furnace room and abundant storage space to keep your main areas free of clutter. This level could be easily developed by adding additional developed square footage if you wanted. The top level you'll find three



comfortable bedrooms, including a generously sized primary suite complete with a 2-piece ensuite and walk-through closet. Two additional bedrooms offer flexible use as guest rooms, children's rooms, or home offices. A full 4-piece bathroom with a tub/shower combo and updated vanity completes the upper level. The fully fenced South facing backyard includes a large newer storage shed, offering additional storage space for tools, bikes, and seasonal gear. Parking is available in front or easily added, via rear alley access with room for multiple vehicles or a future garage A BERRY Delicious Backyard: The backyard has the following growing. Raspberries, Goji Berries, Gooseberries, Blueberries, Strawberries, Saskatoon Berries and Haskaps Berries, as well as Rhubarb, Oregano and Mint!!! Set on a quiet street in the established community of Erin Woods, this home is close to parks, schools, shopping, and major routes—making it a smart move for comfort and convenience in southeast Calgary.