



**GRASSROOTS**  
REALTY GROUP

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**7 Erin Grove SE**  
**Calgary, Alberta**

**MLS # A2230434**



**\$500,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full, Unfinished	<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>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Skylight(s)		

**Inclusions:** none

Welcome to this 4-level split detached home offering 1,444 sq.ft. of finished living space, sitting on a corner lot with side and back lanes—perfect for future access or development potential! This home features a double attached garage at this price point, making it one of the lowest-priced detached homes with a double garage in the surrounding area! Upstairs you'll find 2 bedrooms and 1 full bathroom, while the main floor offers a functional U-shaped kitchen, cozy dining area, and a bright living room. The lower level includes a spacious family room, an additional bedroom, and a second full bathroom, ideal for guests or growing families. The basement offers a large crawl space for all your storage needs. Roof has been replaced in 2018 and furnace is replaced in 2016, washer is only 1 year old. This is an excellent opportunity for first-time buyers, investors, or anyone looking to add value and build equity in a detached home. Priced to sell—don't miss out!