



GRASSROOTS
REALTY GROUP

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19 Erin Grove SE
Calgary, Alberta

MLS # A2236326



\$549,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,041 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: N/A

| 3 BEDS | 2 BATHS | DOUBLE ATTACHED GARAGE | Great location! | Welcome home! This 4-level split features 3 bedrooms and 2 full bathrooms, offering plenty of space for the whole family. Enjoy the vaulted ceilings and natural light that fills the open living area, which flows into the kitchen and dining space. A convenient side door leads to the outside. Upstairs, you'll find 2 good-sized bedrooms and a 4-piece bathroom. The lower level offers a spacious family room, a third bedroom, and another 4-piece bathroom. The basement provides plenty of extra space for storage, a home gym, or a rec area. The home also features a large backyard and a double attached front garage, and is located close to schools, parks, shopping, and more. Call your favourite agent for a showing today!