



GRASSROOTS
REALTY GROUP

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

155 Erin Grove SE
Calgary, Alberta

MLS # A2242475



\$504,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,137 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, On Street, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Quartz Counters, Stone Counters		

Inclusions: Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer, Wardrobe in primary bedroom

Open House – August 2 | 12–3 p.m. Comfort and charm meets smart upgrades in Erin Woods! Located in a community with an elementary school that is central to Calgary and quick access to major roads, this 3-bedroom home is full of charm and functionality. Step into a cozy and bright living room featuring a gas fireplace — perfect for relaxing nights in. The kitchen is outfitted with stone quartz countertops, stylish cabinetry, and a breakfast bar made for morning coffee dates with your favourite person. Out back, you’ve got space to unwind around a summer fire, relax on the deck, grow your dream garden, or even park a camper. Find updated flooring, baseboards, and fresh paint, giving the home a fresh, modern feel. Other updates include a newer furnace, hot water tank, and Pex plumbing. The unfinished basement offers a blank canvas for your dream - rec room, home gym, or another bedroom and bathroom. It's your opportunity to make it your own. Commuting is a breeze with efficient access to Stoney Trail, 52nd Street, Barlow Trail, Deerfoot, and Peigan. You're just a few minutes to East Hills Shopping Centre and have multiple access points to downtown Calgary. Need gas on the go? A few stations are conveniently located at the entry points of the neighbourhood. This home located central to Calgary with solid upgrades and room to grow is one you won’t want to miss. Book a showing with your favourite REALTOR® today!