

# \$495,000 - 155 Erin Grove Se, Calgary

MLS® #A2242475

**\$495,000**

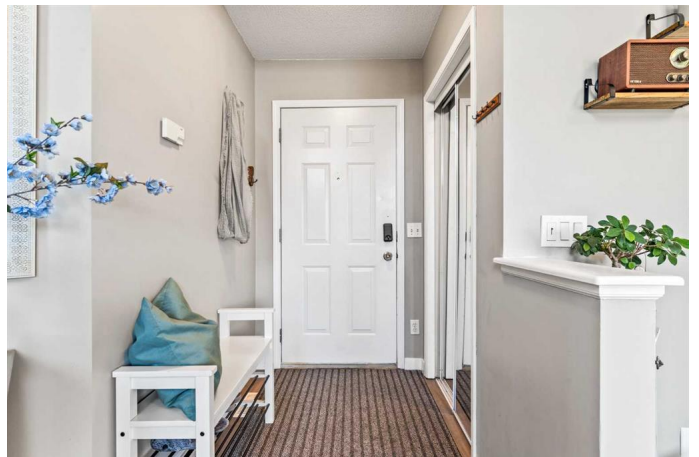
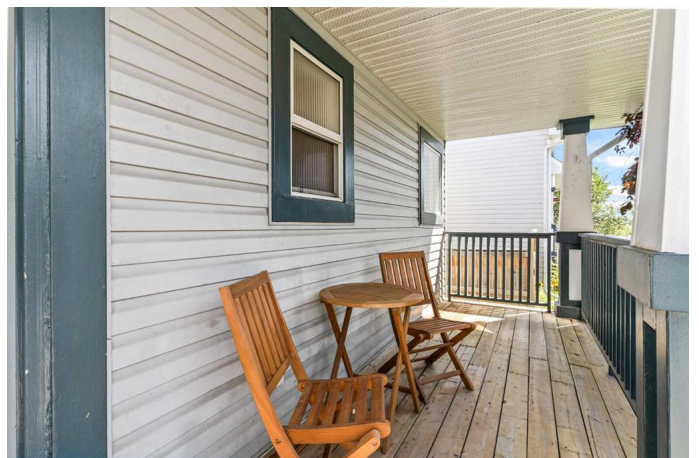
3 Bedroom, 2.00 Bathroom, 1,137 sqft

Residential on 0.06 Acres

Erin Woods, Calgary, Alberta

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!



Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242475    |
| Price          | \$495,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,137       |
| Acres          | 0.06        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 155 Erin Grove Se |
| Subdivision | Erin Woods        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 3L2           |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 1                                        |
| Parking        | Off Street, On Street, RV Access/Parking |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Quartz Counters, Stone Counters                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                  |
| Has Basement      | Yes                                                                                             |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Fire Pit

Lot Description        Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot

Roof                      Asphalt Shingle

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             August 1st, 2025

Days on Market        24

Zoning                   R-CG

**Listing Details**

Listing Office           Century 21 Masters

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