

# \$489,900 - 45 Erin Grove Place Se, Calgary

MLS® #A2234289

**\$489,900**

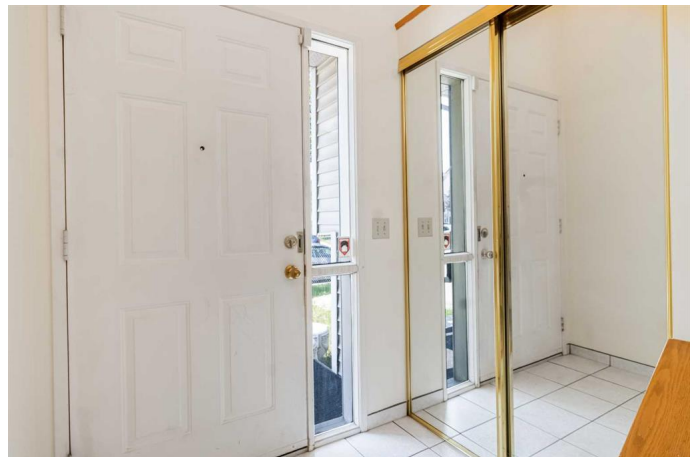
4 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

FIRST TIME ON MLS | 4 BEDS 2 FULL BATH  
| SEPERATE ENTRANCE | DOUBLE  
GARAGE | WELL MAINTAINED BY  
ORIGINAL OWNER | Welcome to 45 Erin

Grove Place SE, a charming bi-level nestled on a quiet cul-de-sac in vibrant Erin Woods. This home boasts 4 bedrooms, 2 full bathrooms, double detached garage and private backyard. Stepping inside, the big foyer welcomes you to bright living room with generous bay windows, a cozy fireplace, perfect for family gatherings and everyday living . The kitchen offers ample storage, functional flow with a spacious dining and breakfast nook. On the main floor there are 2 very good sized bedrooms with a full bathroom. The basement has been finished with another 2 bedrooms, 1 full bathroom, a huge rec room, providing more space for your family or guest hosting. The private backyard oasis, fully fenced with lawn space for kids or pets, and secure outdoor enjoyment. The double detached garage is perfect for vehicles parking or adding more storage space to your home. Erin Woods is a well established community and is known for its friendly spirit and green spaces, with parks, sports fields, walking trails, and playgrounds within walking distance. City life is just minutes away. Quick access to Peigan Trail, Stoney Trail, major transit routes, shopping, restaurants, and recreation. Donâ€™t miss out, homes in this pocket move fast! Your ideal family home in Erin Woods awaits, book your showing today.



Built in 1987

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234289    |
| Price          | \$489,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.07        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 45 Erin Grove Place Se |
| Subdivision | Erin Woods             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 3A6                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas                                               |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden, Private Yard     |
| Lot Description   | Irregular Lot            |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 11              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.