



THE
A-TEAM

**RE/MAX
FIRST**

4 ERIN GROVE Close, Calgary T2B 2T4

MLS®#: **A2166565** Area: **Erin Woods** Listing Date: **09/17/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Detached,Heated Garage,Oversized**

Finished Floor Area

Abv Sqft: **1,122**
 Low Sqft:
 Ttl Sqft: **1,122**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 11`0"	Kitchen	Main	10`5" x 8`4"
Dining Room	Main	7`7" x 6`3"	Nook	Main	8`3" x 4`8"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Upper	13`10" x 11`2"
Bedroom	Upper	10`7" x 8`1"	Bedroom	Upper	9`7" x 7`11"
4pc Bathroom	Upper	0`0" x 0`0"	Family Room	Basement	13`10" x 12`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8110644

Zoning:
R-C1N

Remarks

Pub Rmks: **Welcome to 4 Erin Grove Close SE, located in the family-friendly neighborhood of Erin Woods, Calgary. This beautifully maintained 3-bedroom, 1.5-bathroom home is perfect for families or first-time homebuyers looking for space, comfort, and convenience. Step inside to discover an inviting open-concept living and dining area, featuring vinyl flooring throughout and large windows that flood the space with natural light. The kitchen offers ample counter space and cabinetry, perfect for both everyday meals and entertainment. Upstairs, you'll find 3 spacious bedrooms with generous closet space, ideal for a growing family. The updated (2024) 4-piece bathroom completes the upstairs. The fully developed basement adds extra versatility with a cozy family room, and plenty of storage options. Enjoy the large south facing backyard, complete with an oversized deck perfect for summer barbecues and outdoor relaxation. The property also includes a heated double detached garage, providing extra storage or parking for vehicles. Nestled in a quiet cul-de-sac, this home offers easy access to schools, parks, shopping, and major transit routes, making it a convenient choice for any lifestyle. Don't miss out on this fantastic opportunity! Contact us today to book your private showing.**

Inclusions: **Shed in the back**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









