

# \$490,000 - 134 Erin Grove Se, Calgary

MLS® #A2213975

**\$490,000**

3 Bedroom, 2.00 Bathroom, 814 sqft

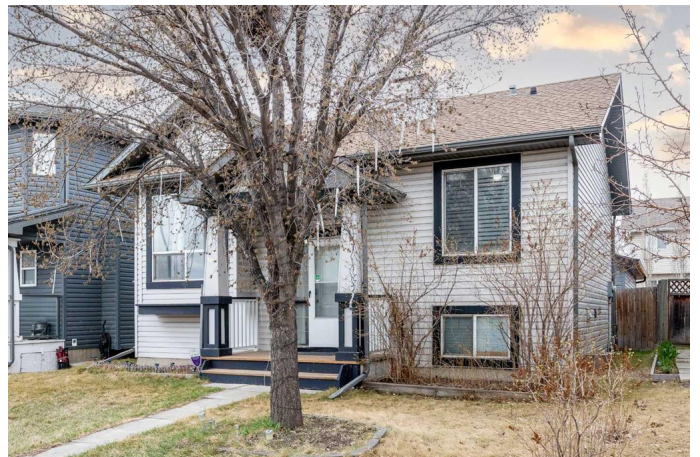
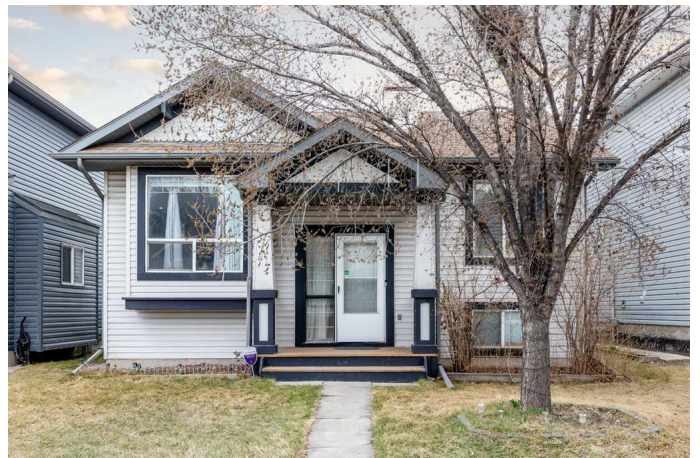
Residential on 0.06 Acres

Erin Woods, Calgary, Alberta

Discover this charming bi-level detached home located in the family-friendly community of Erin Woods in southeast Calgary. This home features 3 bedrooms, 2 full bathrooms, an oversized double car garage (built in 2024) and with over 1,500 sq.ft. of developed living space.

The main floor offers a bright and open layout enhanced by vaulted ceilings, creating a spacious and airy feel in the living room, dining area, and kitchen. Two bedrooms and a full bathroom complete the main level. The fully developed basement expands your living space with a large recreation room, an additional bedroom, another full bathroom, a laundry area, and a separate storage room. The fully fenced backyard is perfect for relaxing, entertaining, or enjoying summer barbecues, and the oversized garage provides ample space for parking and extra storage. Also, the roof was replaced in 2021.

Erin Woods is a vibrant and friendly community with plenty of green space and a strong sense of neighborhood pride. Erin Woods Community Park features open fields, baseball diamonds, a playground, and soccer areas. The Erin Woods Community Association brings residents together through annual events such as the Stampede Breakfast and Christmas celebrations, along with programs for children, teens, and adults.



Families will appreciate the local Erin Woods School (Kindergarten to Grade 5), and students in junior high and high school typically attend nearby Ian Bazalgette School and Forest Lawn High School, with alternative options like Jack James High School and Holy Cross School also in the area. Residents enjoy convenient access to shopping at East Hills and Forest Lawn Shopping Centres, and quick access to major routes such as 52nd Street SE, Peigan Trail, 36th Street SE, 17th Avenue SE, Stoney Trail, and Deerfoot Trail. Downtown Calgary is approximately 15 minutes away by car, making this an ideal location for commuters.

This home offers a great balance of comfort and accessibility in a family-friendly community!

Built in 1998

### **Essential Information**

MLS® #	A2213975
Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	134 Erin Grove Se
Subdivision	Erin Woods
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2B 3L2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Keller Williams BOLD Realty
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