

**47 Erin Grove SE
Calgary, Alberta**

MLS # A2242962

\$570,000



Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: none

Welcome to 47 Erin Grove SE — a spacious and thoughtfully designed 4-bedroom, 3-bathroom home nestled in a quiet pocket of Erin Woods. The main floor showcases stylish luxury vinyl plank flooring and a functional layout ideal for modern living. The bright kitchen includes a convenient pantry, while the adjacent dining area features a unique glass block wall that invites natural light while maintaining privacy. From here, step out to your backyard retreat, perfect for entertaining. A handy half-bath and a sun-filled living room with a large south-facing window complete the main level. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private 3-piece ensuite, along with a full 4-piece bathroom for family or guests. The fully developed basement offers additional living space to relax or entertain, a fourth bedroom, laundry, and plenty of storage. Outside, the low-maintenance backyard is designed for ease, featuring a covered patio and back alley access through a double-wide gate—ideal for RV storage. Located with easy access to Peigan Trail and 52 Street SE, this home is a fantastic option for growing families or those seeking space and convenience. Don't miss your chance to make this versatile and welcoming home your own—schedule your private showing today!