

\$489,900 - 9 Erin Grove Court Se, Calgary

MLS® #A2141880

\$489,900

4 Bedroom, 2.00 Bathroom, 783 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

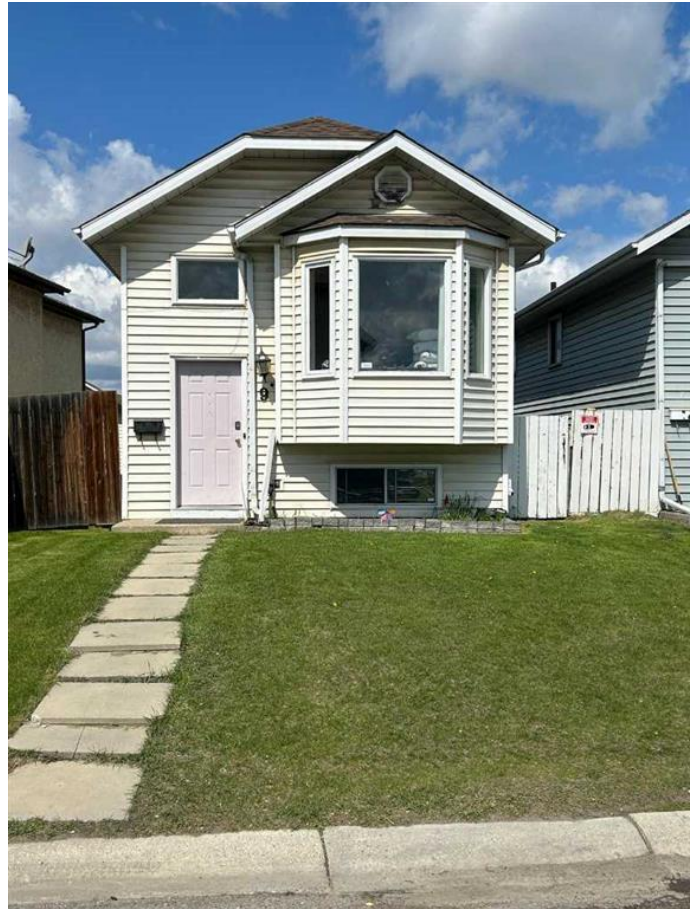
Welcome to 9 Erin Grove Court SE (FULLY RENOVATED ON MAIN AND NEW DEVELOPED 2 BEDROOM illegal BASEMENT SUITE.). Here are some reasons why you need to make this house your new home. This lovely bi-level is located on a quiet CUL DE SAC, meaning less traffic, and who doesn't want that? A side door leads to a large west-facing backyard with a deck for entertaining family and friends. The yard is FULLY FENCED. The main floor is fully renovated with a new modern white glossy kitchen with a quartz countertop and a new gas stove including a built-in air fryer and oven. The main washroom has a cheater door attached to the master bedroom, new vinyl planks were recently installed on the main floor and basement(New washer and dryer on the main floor). A fully developed new illegal suite in the basement with big windows for fresh air and a separate laundry for tenants. The basement is rented for \$ 1250.00 per month with 60% utilities paid monthly. NOTE; Tenants want to stay but if someone wants to keep the basement for the family 90 days' notice is required from the notice date to have the basement empty. Pls, book a showing with your favorite realtor.

Built in 1988

Essential Information

MLS® #

A2141880



Price	\$489,900
Sold Price	\$510,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	783
Acres	0.07
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	9 Erin Grove Court Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3A7

Amenities

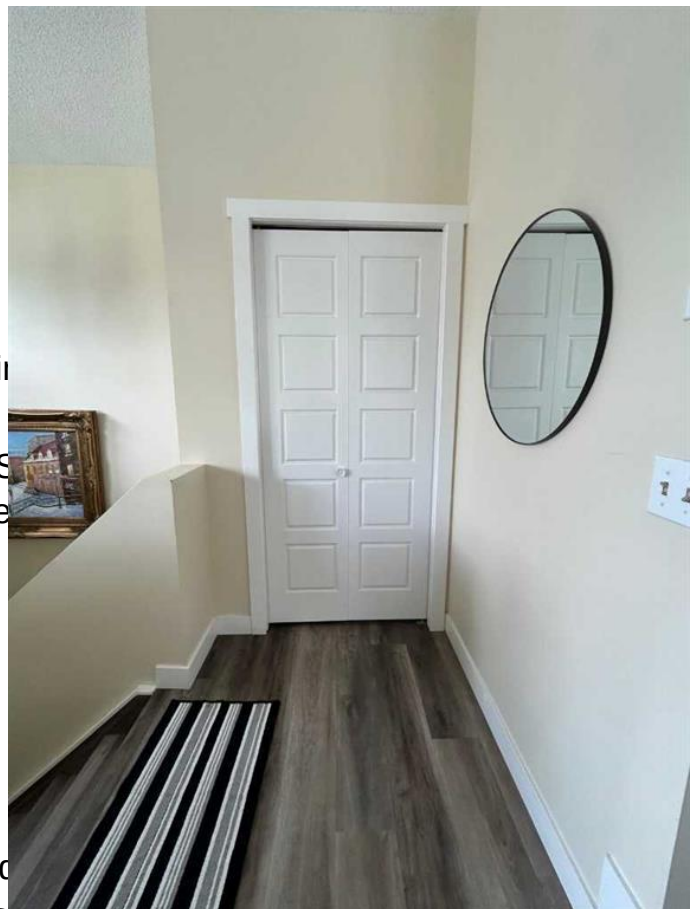
Parking	Off Street, On Street
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Interior

Interior Features	Granite Counters, No Ani Counters, Storage
Appliances	Dishwasher, Dryer, Electric S Stove, Washer/Dryer, Washe
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame



Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2024
Date Sold July 9th, 2024
Days on Market 21
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office TREC The Real Estate Company

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