

\$530,000 - 13 Erin Grove Place Se, Calgary

MLS® #A2150902

\$530,000

3 Bedroom, 2.00 Bathroom, 784 sqft

Residential on 0.06 Acres

Erin Woods, Calgary, Alberta

Welcome to this stunning, renovated bi-level detached home that epitomizes modern comfort and convenience. Perfect for families and savvy investors, this residence boasts 3 spacious bedrooms, a double detached garage, and a beautifully designed illegal basement suite. Every detail has been thoughtfully updated, including brand-new vinyl flooring throughout, stylish lighting fixtures, and contemporary finishings that create a bright and inviting atmosphere. The newer windows flood the home with natural light, enhancing its warm and welcoming vibe. The main kitchen and the illegal basement suite kitchen are equipped with sleek stainless-steel and white appliances, providing a modern and functional space for culinary enthusiasts. Enjoy the convenience of separate laundry facilities for the main floor and the basement suite, making daily chores a breeze. The 2023 hot water tank ensures efficiency and reliability, adding to your peace of mind. The illegal basement suite is a standout feature, offering excellent potential for rental income or accommodating extended family. It includes 1 bedroom, a full washroom, a kitchen, a living/dining area, and its separate laundry facilities. This home is ideally situated close to schools, parks, playgrounds, shopping centers, and convenient public transit. With easy access to major roadways, commuting is seamless and stress-free. This beautiful home presents a unique opportunity to own a renovated property with significant income



potential. Don't miss your chance to make this dream home yours—schedule a viewing today and experience all it has to offer!

Built in 1988

Essential Information

MLS® #	A2150902
Price	\$530,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	784
Acres	0.06
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	13 Erin Grove Place Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3A4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 1st, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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