



GRASSROOTS
REALTY GROUP

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27 Erin Grove Court SE
Calgary, Alberta

MLS # A2312570



\$474,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,172 sq.ft.	Age:	1988 (38 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions:	N/A
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Located on a quiet cul-de-sac in the desirable community of Erin Woods, this well-maintained bi-level home offers an excellent opportunity for homeowners and investors alike! The main floor features an open-concept layout with a bright living area, spacious kitchen, and dining space perfect for everyday living and entertaining. Upstairs offers 3 generous bedrooms, including a primary bedroom with a private 4-piece ensuite, plus an additional 4-piece bathroom. The fully finished basement includes 3 more bedrooms, a full bathroom, and a large rec room, providing plenty of space for extended family or rental potential. Conveniently located just steps from parks, shopping plazas, and bus stops, this property combines comfort and accessibility in a family-friendly location. Currently rented both upstairs and downstairs, making it a great income-generating property with strong investment appeal!