

# \$500,000 - 7 Erin Grove Se, Calgary

MLS® #A2230434

**\$500,000**

3 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to this 4-level split detached home offering 1,444 sq.ft. of finished living space, sitting on a corner lot with side and back lanes—perfect for future access or development potential! This home features a double attached garage at this price point, making it one of the lowest-priced detached homes with a double garage in the surrounding area!

Upstairs you'll find 2 bedrooms and 1 full bathroom, while the main floor offers a functional U-shaped kitchen, cozy dining area, and a bright living room. The lower level includes a spacious family room, an additional bedroom, and a second full bathroom, ideal for guests or growing families. The basement offers a large crawl space for all your storage needs.

Roof has been replaced in 2018 and furnace is replace in 2016, washer is only 1 year old.

This is an excellent opportunity for first-time buyers, investors, or anyone looking to add value and build equity in a detached home.

Priced to sell—don't miss out!

Built in 1998

## Essential Information

MLS® # A2230434

Price \$500,000

Bedrooms 3

Bathrooms 2.00



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 962           |
| Acres          | 0.09          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7 Erin Grove Se |
| Subdivision | Erin Woods      |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2B 3L1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer   |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Crawl Space, Full, Unfinished                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Dock                     |
| Lot Description   | Back Lane, Corner Lot    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 4    |
| Zoning         | R-CG |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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