

\$464,900 - 23 Erin Grove Court Se, Calgary

MLS® #A2252138

\$464,900

3 Bedroom, 1.00 Bathroom, 1,022 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Welcome to 23 Erin Grove Court, where pride of ownership is evident in every thoughtful update. This home offers a truly move-in-ready experience with exceptional potential for the future. Situated on a quiet cul-de-sac, the home's exterior features a new roof (2023), updated vinyl siding, windows, and doors, plus a freshly painted fence. Step inside to a freshly painted interior with pet-friendly laminate floors, updated baseboards, casing, and modern doors throughout.

The bright and airy family room, flooded with natural light from large windows with designer floor-to-ceiling treatments, flows into a spacious dining area. The walk-through kitchen showcases a subway tile backsplash, updated appliances, a silgranit sink, and dimmer-controlled pot lighting. The primary bedroom easily accommodates a king-sized bed, while two additional bedrooms are perfect for family or guests. A fully renovated 4-piece bathroom with a soaker tub and modern fixtures completes the main floor. The partially finished basement provides a bonus room, ideal for an office or guest space. The rest of the basement is unspoiled, offering a blank canvas for your imagination. With a separate entrance and zoning for a legal basement suite, this space is perfect for investors, multi-generational living, or those seeking an income opportunity. Outside, the oversized lot is a rare find, offering both front and rear parking pads and plenty of room to build a massive garage. The fully fenced backyard,



with mature landscaping and garden beds, is a private oasis, while the charming front and side yards provide additional space for a private patio. Conveniently located within walking distance of schools, parks, and amenities, with easy access to Stoney Trail, this home is an incredible value. Don't miss the 3D Virtual Open House Tour, Upgrade List, and Floorplan for a closer look.

Built in 1983

Essential Information

MLS® #	A2252138
Price	\$464,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,022
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	23 Erin Grove Court Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3A8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Separate
-------------------	--

Appliances	Entrance, Storage Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Front Yard, Level, Low Maintenance Landscape, Cul-De-Sac, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	72
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.