

\$299,999 - 5, 72 Erin Grove Close Se, Calgary

MLS® #A2197740

\$299,999

3 Bedroom, 2.00 Bathroom, 1,154 sqft
Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

Freshly Updated Corner Townhouse | Cul de sac | Deck with Bench Seating | New Fences | Side Green Yard | Unfinished Basement | Plenty of Parking | Fully Updated | 3 Bedrooms | 1.5 Bathrooms and Many More!

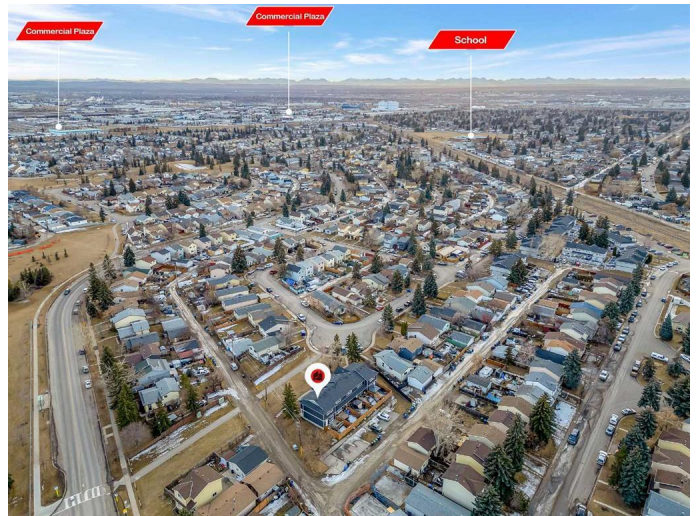
This well-maintained and beautifully updated corner-lot townhouse is a rare find! Nestled in a quiet cul-de-sac, this home offers a range of recent upgrades and comes with water included in the condo fees.

Step outside to enjoy the spacious deck with built-in bench seating, a side green yard for outdoor activities, and brand-new fences for added privacy. Inside, you'll discover 3 cozy bedrooms and 1.5 bathrooms, perfect for families or first-time homebuyers.

The kitchen is a highlight, equipped with all-new appliances – including a dishwasher, microwave, gas range oven, and fridge – all replaced in early 2024.

Recent updates include new building sidings and fences (mid-2024), a roof replacement (2015), upgraded windows (2013), and a new hot water tank (2022).

The unfinished basement offers excellent potential for storage or future development, subject to city approval – providing a great opportunity to expand your living space as needed.



With plenty of parking available, convenience is assured for you and your guests.

This move-in-ready townhouse is a must-see for anyone looking for comfort, convenience, and many more features – all with the hard work already done!

Built in 1978

Essential Information

MLS® #	A2197740
Price	\$299,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	5, 72 Erin Grove Close Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2T4

Amenities

Amenities	None
Parking Spaces	1
Parking	Additional Parking, Off Street, Assigned, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	7
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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