

# \$540,000 - 82 Erin Grove Se, Calgary

MLS® #A2252471

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

Welcome to 82 Erin Grove SE – a lovingly cared-for home with thoughtful upgrades, modern finishes, and a neighbourhood that feels truly connected.

Step inside to discover a warm and inviting layout designed for everyday comfort. The main floor features durable wide-plank LVP flooring (installed 2024) that flows seamlessly through the living and dining areas. The kitchen is as stylish as it is functional, with quartz countertops, a marble backsplash, fresh paint, and stainless steel appliances. A convenient powder room with quartz countertop completes the main floor.

Upstairs, you’ll find plush new carpeting, a primary suite with a 4 piece ensuite complete with an extra large tub and his & her closets. Two additional bedrooms, a four piece bathroom and a convenient linen closet complete the upper floor.

The fully finished basement offers additional living space, complete with brand-new carpets (2024), upgraded lighting, fresh paint, a laundry room, ample storage and newer hot water tank.

Outside, enjoy a private backyard oasis that was designed for both relaxation and entertaining. A spacious deck with privacy sun screens, new shed, a green house, water feature, mulched side yard perfect for a dog



run, and updated fencing make this outdoor space an extension of the home – ideal for summer nights with friends and family.

The community is one of Erin Woods’s best-kept secrets: quiet streets with no public sidewalks (less shoveling in winter!), neighbours who look out for one another, and plenty of nearby green space, parks, and schools just a short walk away. You’ll love the vibrant community events like food truck nights and local markets, plus the unbeatable convenience of nearby shops, International Avenue dining, and quick access to Stoney Trail and Deerfoot – just 20–25 minutes to anywhere in the city.

Whether you’re starting your homeownership journey, growing your family, or simply looking for a home with modern upgrades and a welcoming community, 82 Erin Grove SE offers the perfect blend of charm, comfort, and practicality.

Built in 1999

**Essential Information**

MLS® #	A2252471
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	82 Erin Grove Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3L2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard, Barbecue
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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