

**2, 112 Erin Grove Close SE**  
**Calgary, Alberta**

**MLS # A2262680**



**\$359,900**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Erin Woods              |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 2 Storey                |               |                   |
| <b>Size:</b>     | 1,125 sq.ft.            | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                       | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | -                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac   |               |                   |

|                    |                         |                   |          |
|--------------------|-------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air              | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | \$ 344   |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame, Wood Siding | <b>Zoning:</b>    | M-CG d30 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Quartz Counters         |                   |          |

**Inclusions:** None

DETAILED RENOVATION LIKE A SHOWHOME | LOT OF CUSTOM WORK | All New LVP Flooring | Custom Electric Fireplace | Brand New Kitchen Matte Cabinet | Brand New Kitchen Appliance from Costco | All Quartz Counter Top through the house | Custom Standing Shower | New Hardware and Doors | Brand New Deck | Brand New 3 Windows in all 3 Bedrooms | Newer Window Living Room | Newer Furnace | Brand New Zebra Blind in Main Floor. Welcome to #2, 112 Erin Grove Close SE, a 3 bedroom 1.5 bath two-storey townhome nestled in the heart of Calgary's Erin Woods community. This home has been fully renovated from top to bottom with premium materials, exceptional craftsmanship, functional and style. Luxury vinyl plank floor throughout the house, brand new bedroom windows, brand new kitchen cabinets brand new appliances and bathroom amenities, new deck. Back lane is accessible with one assigned parking slot, and lots of parking right in front of the house. On entering the main foyer, you will find a bright living room, with large windows and a stylish fireplace providing a cozy and modern feel. Kitchen has been fully renovated with quartz counter top, with a large windows overlooking the deck and backyard. Upstairs boasts 3 good sized bedrooms and a full bathroom with modern lights and standing shower. The basement is spacious and not finished, awaiting your personal touch. Located in the tranquil Erin Woods neighborhood, this home is just minutes from schools, parks, shopping, and offers easy access to Deerfoot and Stoney Trail, making commuting a breeze. The area is known for its quiet streets and abundance of green spaces—ideal for families and outdoor enthusiasts. Affordable and move-in ready, this house is a gem and can't be missed. Book your showing today before it's gone.