

**19 Erin Grove SE**  
**Calgary, Alberta**

**MLS # A2251711**



**\$534,800**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

| 3 BEDS | 2 BATHS | DOUBLE ATTACHED GARAGE | Great location! | Welcome home! This 4-level split features 3 bedrooms and 2 full bathrooms, offering plenty of space for the whole family. Enjoy the vaulted ceilings and natural light that fills the open living area, which flows into the kitchen and dining space. A convenient side door leads to the outside. Upstairs, you'll find 2 good-sized bedrooms and a 4-piece bathroom. The lower level offers a spacious family room, a third bedroom, and another 4-piece bathroom. The basement provides plenty of extra space for storage, a home gym, or a rec area. The home also features a large backyard and a double attached front garage, and is located close to schools, parks, shopping, and more. Call your favourite agent for a showing today!