

# \$240,000 - 2, 112 Erin Grove Close Se, Calgary

MLS® #A2219426

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

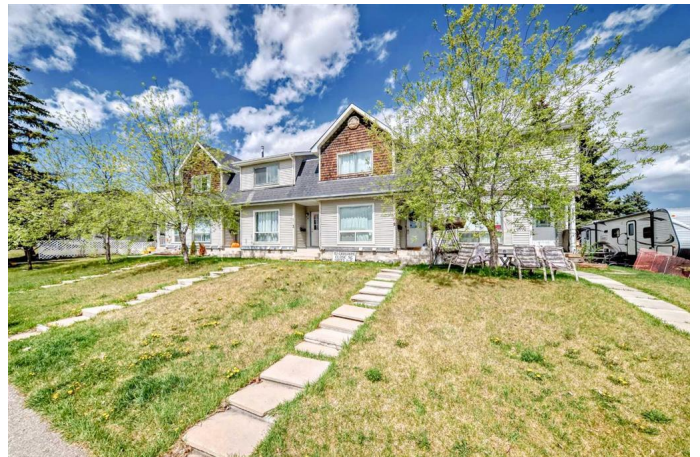
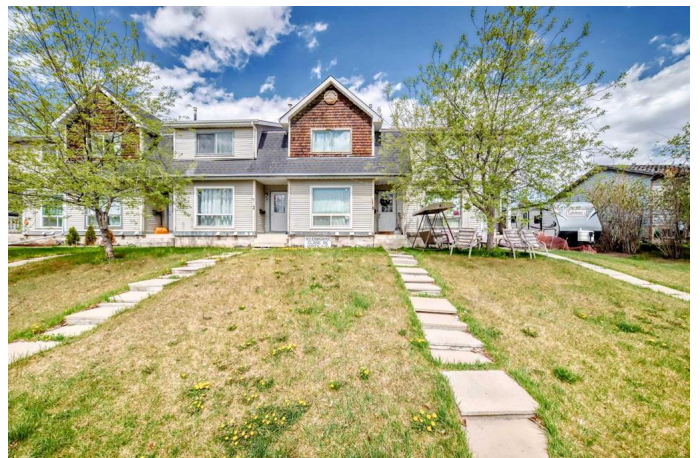
Erin Woods, Calgary, Alberta

HANDYMAN SPECIAL! Welcome to this affordable townhome in the heart of Erin Woodsâ€”perfect for savvy investors! This two-storey home with 1,087.9 square feet of living space offers a smart and functional layout, starting with a bright front entrance that leads into the living area. The dining space flows seamlessly into the kitchen, and a convenient main floor powder room adds to the ease of everyday living. Upstairs, you'll find three well-sized bedrooms and a full 4-piece bathroomâ€”. The unfinished basement is full of potential, ready for your personal touch whether you're dreaming of a rec room, gym, or extra storage. Step outside to enjoy a fenced backyard, perfect for summer barbecues. An assigned parking stall adds to the convenience. Located in Erin Woods, youâ€™re just minutes from schools, parks, shopping, and easy access to major routes like Deerfoot and Stoney Trail, making commuting a breeze. Donâ€™t miss your chance to get into the market with this budget-friendly home in a well-connected Calgary community!

Built in 1981

## Essential Information

MLS® #	A2219426
Price	\$240,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2, 112 Erin Grove Close Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2T4

### **Amenities**

Amenities	Other, Park, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Animal Home, See Remarks
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Zoning	M-CG

## **Listing Details**

Listing Office	CIR Realty
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