

# \$530,000 - 82 Erin Grove Se, Calgary

MLS® #A2262695

**\$530,000**

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Single Family 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 and access to the double attached garage WITH a level 2 EV charging station, 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. Youâ€™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 â€” just 20â€“25 minutes to anywhere in the city. Whether youâ€™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. (id:6289)

Built in 1999

Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2262695      |
| Price          | \$530,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,275         |
| Acres          | 0.08          |
| Year Built     | 1999          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 82 Erin Grove Se |
| Subdivision | Erin Woods       |
| City        | Calgary          |
| Province    | Alberta          |
| Postal Code | T2B3L2           |

Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Park, Playground, Schools, Shopping |
|-----------|-------------------------------------|

|                |                              |
|----------------|------------------------------|
| Features       | Cul-de-sac, Back lane, Level |
| Parking Spaces | 4                            |
| Parking        | Attached Garage              |
| # of Garages   | 2                            |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings |
| Heating      | Natural gas Forced air                                                     |
| Cooling      | None                                                                       |
| # of Stories | 2                                                                          |
| Has Basement | Yes                                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl siding    |
| Exterior Features | Landscaped      |
| Construction      | Wood frame      |
| Foundation        | Poured Concrete |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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Listing information last updated on October 21st, 2025 at 6:46pm PDT