



# 13 Erin Grove Place Calgary Alberta

\$530,000

Welcome to this stunning, renovated bi-level detached home that epitomizes modern comfort and convenience. Perfect for families and savvy investors, this residence boasts 3 spacious bedrooms, a double detached garage, and a beautifully designed illegal basement suite. Every detail has been thoughtfully updated, including brand-new vinyl flooring throughout, stylish lighting fixtures, and contemporary finishings that create a bright and inviting atmosphere. The newer windows flood the home with natural light, enhancing its warm and welcoming vibe. The main kitchen and the illegal basement suite kitchen are equipped with sleek stainless-steel and white appliances, providing a modern and functional space for culinary enthusiasts. Enjoy the convenience of separate laundry facilities for the main floor and the basement suite, making daily chores a breeze. The 2023 hot water tank ensures efficiency and reliability, adding to your peace of mind. The illegal basement suite is a standout feature, offering excellent potential for rental income or accommodating extended family. It includes 1 bedroom, a full washroom, a kitchen, a living/dining area, and its separate laundry facilities. This home is ideally situated close to schools, parks, playgrounds, shopping centers, and convenient public transit. With easy access to major roadways, commuting is seamless and stress-free. This beautiful home presents a unique opportunity to own a renovated property with significant income potential. Don't miss your chance to make this dream home yours--schedule a viewing today and experience all it has to offer! (id:6769)

Bedroom 13.17 Ft x 10.00 Ft  
 4pc Bathroom 7.42 Ft x 6.58 Ft  
 Kitchen 16.42 Ft x 7.58 Ft  
 Living room 13.75 Ft x 13.00 Ft  
 Kitchen 8.58 Ft x 7.92 Ft

Dining room 8.58 Ft x 8.58 Ft  
 Living room 13.42 Ft x 9.83 Ft  
 Primary Bedroom 14.25 Ft x 10.17 Ft  
 Bedroom 10.58 Ft x 7.83 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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**Mirror**

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