

\$524,900 - 165 Erin Ridge Road Se, Calgary

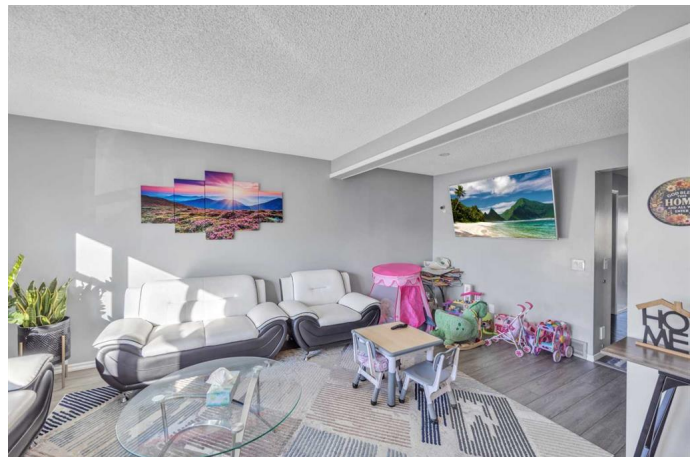
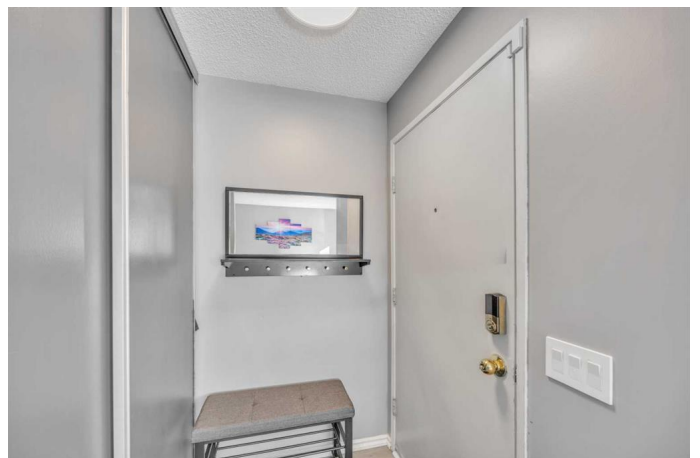
MLS® #A2206287

\$524,900

3 Bedroom, 2.00 Bathroom, 1,418 sqft
Residential on 0.15 Acres

Erin Woods, Calgary, Alberta

Welcome to the vibrant community of Erin Woods! The spacious, HUGE CORNER PIE-SHAPED (Over 6500 sq ft) lot with ALLEY ACCESS immediately grabs your attention. There's even enough room to park your RV (or an extra vehicle) at home—what a great way to save on parking costs! Upon entering, you'll notice a generous LIVING ROOM, and further beyond the kitchen, you'll find a large addition that offers an AMAZING FAMILY ROOM. Just a few steps into the kitchen, and you'll appreciate the MODERN, OPEN-CONCEPT feel between the kitchen and family room. The family room is bathed in NATURAL LIGHT, thanks to its abundance of WINDOWS! Looking outside, you'll be impressed by the expansive WRAP-AROUND deck and fenced yard—perfect for kids to play in. Upstairs, you'll discover three wonderful bedrooms and a family bathroom/shower. This home is ideal for a growing family, with a spacious DOUBLE GARAGE, RV PARKING, and a location just a short distance from downtown. The finished basement offers plenty of space for family movie nights and games with friends. Don't miss this incredible opportunity—book your showing today!



Built in 1981

Essential Information

MLS® #

A2206287

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|----------------|-------------|
| Price | \$524,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,418 |
| Acres | 0.15 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 165 Erin Ridge Road Se |
| Subdivision | Erin Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B 2W2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, No Neighbours Behind, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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