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

MLS® #A2206287

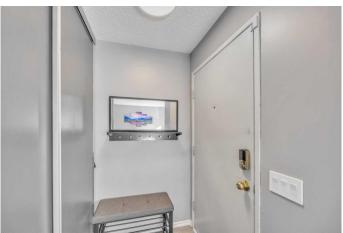
## \$524,900

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 homeâ€"what a great way to save on parking costs! Upon entering, you'II notice a generous LIVING ROOM, and further beyond the kitchen, you'II find a large addition that offers an AMAZING FAMILY ROOM. Just a few steps into the kitchen, and you'II 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 yardâ€"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 opportunityâ€"book your showing today!







Built in 1981

# **Essential Information**

MLS® # A2206287

Price \$524,900

3

Bedrooms

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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