# \$400,000 - 133 Erin Ridge Road Se, Calgary

MLS® #A2208628

## \$400,000

3 Bedroom, 2.00 Bathroom, 1,128 sqft Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Opportunities like this don't come often â€" a detached 2-storey home on a 4,359 sq.ft. lot, priced at \$400K! With over 1,100 sq.ft. above grade, this 3-bedroom, 1.5-bath home is move-in ready with tons of upside for the right buyer. The main floor hardwood flooring, functional kitchen and dining layout, and a bright living space. Upstairs offers three well-proportioned bedrooms and a full bath. The basement is unfinished but spacious, offering a great opportunity for future development or storage. The private, fully fenced backyard includes a large deck â€" great for pets, kids, or quiet evenings outside. Whether you're a first-time buyer, investor, or looking for a sweat-equity project, this is hands-down the best value for a liveable detached home in the city. Nothing else compares at this price pointâ€" don't miss your shot!

Built in 1983

#### **Essential Information**

MLS® # A2208628 Price \$400,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

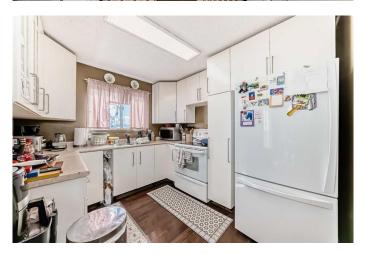
Half Baths 1

Square Footage 1,128

Acres 0.10







Year Built 1983

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 133 Erin Ridge Road Se

Subdivision Erin Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2B 2W2

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Back Yard

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 10

Zoning R-CG

# **Listing Details**

## Listing Office Greater Property Group

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