

\$475,000 - 28 Erin Ridge Road Se, Calgary

MLS® #A2204057

\$475,000

3 Bedroom, 2.00 Bathroom, 1,202 sqft
Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Welcome to 28 Erin Ridge Road, a perfect residence for those seeking a blend of comfort and affordability in the family-friendly community of Erin Woods.

This home boasts a south-facing yard, ideal for sun-kissed afternoons and serene evenings. Inside, you'll find three spacious bedrooms and 1 full bathroom up plus a half bath on the main floor. The home is complemented by stylish LVP flooring on the main floor, the kitchen is designed with functionality in mind, offering ample storage to keep your culinary essentials organized. It seamlessly connects to a combined dining area, complete with patio doors that lead directly to the yard, creating a seamless transition between indoor and outdoor living spaces. The unfinished basement provides a blank canvas for your creativity, whether you envision a cozy entertainment space or additional living areas.

Erin Woods offers a variety of amenities, including Erin Woods Park with walking trails and sports fields, the Erin Woods Community Centre with recreational facilities, and easy access to major roadways like Peigan Trail and Deerfoot Trail. A short drive away nearby shopping options include Sunridge Mall and International Avenue, known for its diverse array of shops and restaurants. With its inviting layout and promising potential, this home is a rare gem under \$500,000. Don't miss this opportunity to make it your own—schedule a



viewing today!

Built in 1982

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204057 |
| Price | \$475,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,202 |
| Acres | 0.10 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 28 Erin Ridge Road Se |
| Subdivision | Erin Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B 2W8 |

Amenities

| | |
|---------|-------------------------------|
| Parking | Alley Access, None, On Street |
|---------|-------------------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Garden, Irregular Lot, Lawn, Level, Treed |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 15 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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