

# \$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

### BACK ON MARKET DUE TO FINANCING.

Opportunities like this don't come often – 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 – 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 point – 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, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
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	24
Zoning	R-CG

**Listing Details**

Listing Office                      Greater Property Group

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