

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

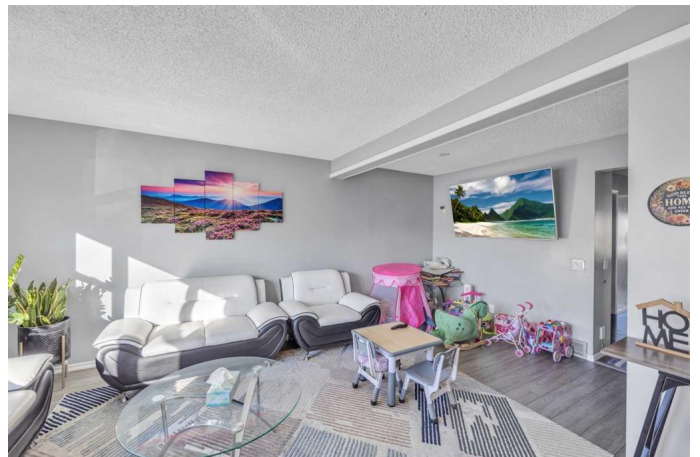
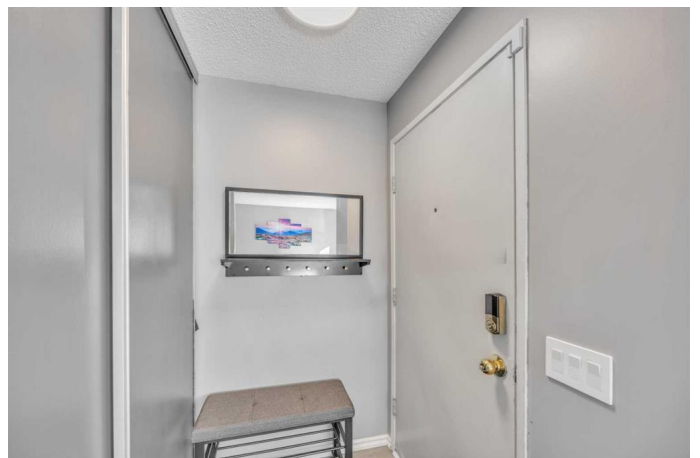
MLS® #A2206287

**\$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

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	6
Zoning	R-CG

### **Listing Details**

Listing Office	PREP Realty
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