

\$574,900 - 11 Erin Ridge Road Se, Calgary

MLS® #A2239437

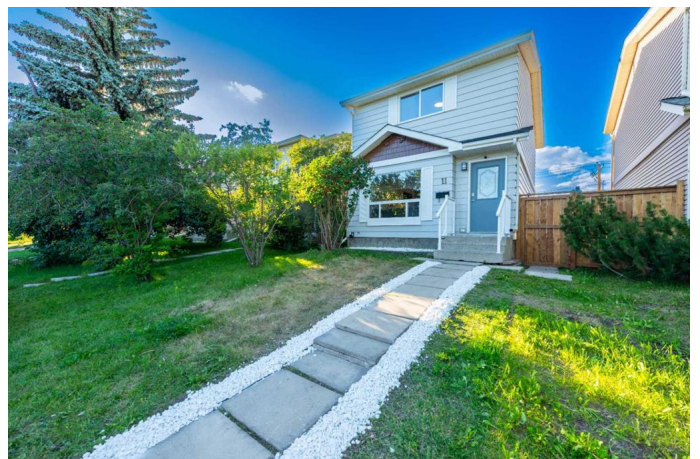
\$574,900

4 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

AESTHETICALLY FULLY RENOVATED!
ILLEGAL BASEMENT SUITE! BACK LANE
ACCESS WITH OVERSIZED DETACHED
GARAGE! Welcome to this FULLY
RENOVATED HOME in the
FAMILY-FRIENDLY COMMUNITY OF ERIN
WOODS! This 2 STOREY HOME OFFERS
OVER 1600+ SQFT OF LUXURIOUS LIVING
SPACE, all floors in the home is brand new!
As you enter this HOME, the MAIN FLOOR
greet you with a HUGE LIVING ROOM and
ELECTRIC FIREPLACE COMPLETED WITH
TILES and floating shelves! The DINING
AREA is designed with nice FEATURE WALL,
The KITCHEN has BRAND NEW TO CEILING
KITCHEN CABINETS, KITCHEN ISLAND with
expensive quality COUNTER-TOP,
BACK-SPLASH, NEW STAINLESS STEEL
APPLIANCES, and PANTRY. There is also an
additional 2PC BATH and LAUNDRY (all in
one/combo washer and dryer) located
conveniently on the MAIN FLOOR. The
UPPER LEVEL features 3 HUGE
BEDROOMS, the master bedroom fits a king
size bed, has huge walk-in closet and a 4PC
BATHROOM! The BASEMENT is FINISHED
AS AN ILLEGAL BASEMENT SUITE (WITH
SEPARATE SIDE ENTRANCE) that features a
HUGE BEDROOM, 3PC BATHROOM,
KITCHEN AND HUGE LIVING ROOM! The
Home has a huge oversized detached
GARAGE, insulated and has shelves and
cabinets for STORAGE. The back has a BIG
DECK for RELAXATION/SUMMER



OUTDOOR ENJOYMENT, NEW FENCE and LANDSCAPE. HOME is located close to the ERIN WOODS SCHOOL, and is Adjacent to the GREEN AREA, has great access to 52 ST SE AND PEIGAN TRAIL SE and is only MINUTES AWAY FROM INTERNATIONAL AVE! ABOUT 15 MINUTES TO DOWNTOWN AND ABOUT 20 MINUTES TO YYC AIRPORT!

Built in 1981

Essential Information

MLS® #	A2239437
Price	\$574,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Erin Ridge Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2W2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway

of Garages 1

Interior

Interior Features Kitchen Island, Tile Counters
Appliances Dishwasher, Gas Range, Microwave, Microwave Hood Fan,
Refrigerator, Washer/Dryer
Heating Standard
Cooling Full
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Decorative
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony
Lot Description Back Yard, Front Yard
Roof Asphalt Shingle
Construction Wood Frame, Other
Foundation Poured Concrete

Additional Information

Date Listed July 13th, 2025
Days on Market 1
Zoning R-C2

Listing Details

Listing Office Premiere Realty Direct

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