

# \$454,900 - 171 Erin Ridge Road Se, Calgary

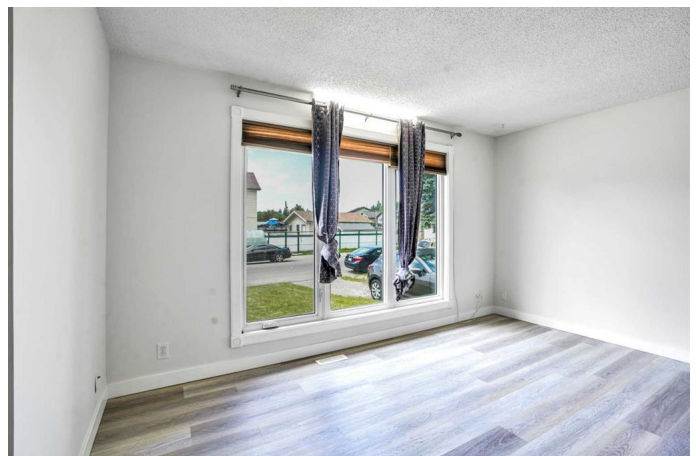
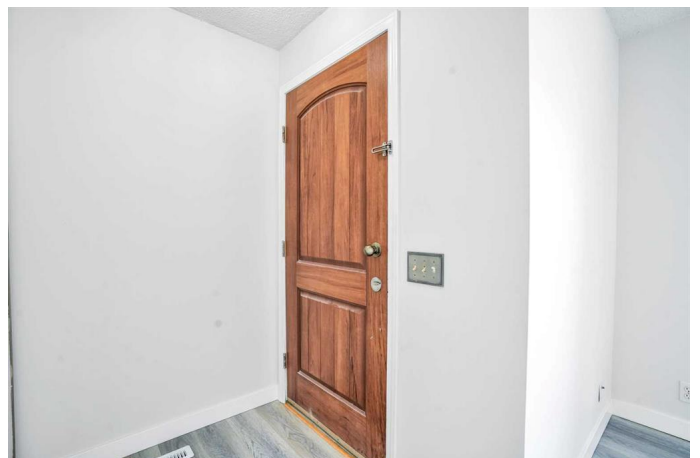
MLS® #A2252496

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,130 sqft  
Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

{{OPEN HOUSE: SEPT 6 SATURDAY, From 1 to 4pm}} Welcome to Erin Woods, a family oriented community in the heart of Calgary! Just minutes away from major highways and close to schools, this beautifully refreshed 2-storey home offers a perfect size and functionality for a new family. The home features fresh paint, new Vinyl flooring, modern lighting fixtures, newer appliances, newer vinyl windows, new bathroom vanities â€”making it your move-in ready home. The large east-facing backyard fills the home with natural lights while offering cool shade in the afternoons, perfect for relaxing on the large deck during warm summer days with your family and friends. The main floor features vinyl flooring, an open concept large and cozy living room combined with dining room, and a U shaped kitchen with abundant storage and counter spaceâ€”ideal for small parties. A convenient half bath and laundry room off the back door. Upstairs, youâ€™™ll find three spacious bedrooms and a 4-piece bathroom. The primary suite is facing west with plenty of natural light. The fully finished basement offers even more living space with a half bathroom that can be converted into a full bath, open spaces are perfect for movie nights, casual evenings can be converted into a 4th bedroom making this home incredibly versatile for growing families. This home is perfect for any first time home buyer or potential investors, it is located in a super convenient location in a welcoming, safe, established neighborhood.



Built in 1981

## Essential Information

MLS® #	A2252496
Price	\$454,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,130
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	171 Erin Ridge Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B2W2

## Amenities

Parking Spaces	3
Parking	Driveway, Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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