

\$549,900 - 136 Erin Ridge Road Se, Calgary

MLS® #A2124973

\$549,900

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.23 Acres

Erin Woods, Calgary, Alberta

Don't miss the opportunity to own this stunning home situated on a sprawling 949 m² lot in the city! This updated and affordable property is in pristine condition, featuring 3 spacious bedrooms, a HUGE Oversized & HEATED double detached garage, and residing on a quiet culdesac. The home has been updated throughout the years; half of the windows have been replaced, high baseboards, crown molding, and real hardwood flooring that runs throughout the house, including the upstairs bedrooms.

The kitchen boasts modern cabinetry and appliances, and the bathrooms have been fully renovated, including a luxurious bathroom with a deep soaker tub. The fully finished basement adds a vast family/media room and an extra office or den for more space. Outside, the impressive yard features a 249 ft² deck, an additional patio, storage sheds, and back lane access perfect for RV parking—offering plenty of space for all your outdoor needs. The yard is beautifully landscaped with lush trees and shrubs and includes a nearly completed dog run.

This property is a rare find, combining a significant lot size with beautiful updates and amenities. Ideal for anyone looking for a gorgeous home ready for immediate occupancy on a quiet street. Opportunities like this don't come around often, so make sure to schedule a visit soon!



Built in 1981

Essential Information

MLS® #	A2124973
Price	\$549,900
Sold Price	\$538,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	0.23
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	136 Erin Ridge Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3J3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Back Lane, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 17th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.