

\$400,000 - 46 Erin Ridge Court Se, Calgary

MLS® #A2142265

\$400,000

3 Bedroom, 2.00 Bathroom, 861 sqft
Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

Erin Woods 3 Bedroom, 2 Bathroom 4 Level Split on quiet Cul-De-Sac with a park at the end of the block. Great layout for family and entertaining with Living Room, Wood burning Fireplace in separate Family Room and Private back yard. The separated area between the family room and large 3rd Bedroom has potential as an office or study area as well. Just add some TLC and personalization and make this a home to enjoy for many years to come! New Roof in 2022. Parking in the rear or street. Quick possession.



Built in 1988

Essential Information

MLS® #	A2142265
Price	\$400,000
Sold Price	\$411,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.07
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	46 Erin Ridge Court Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3B2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Tile, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	August 24th, 2024
Days on Market	58
Zoning	R-C2
HOA Fees	0.00

Listing Details

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