

\$484,900 - 41 Erin Ridge Road Se, Calgary

MLS® #A2170084

\$484,900

4 Bedroom, 2.00 Bathroom, 895 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

Welcome to this spacious and inviting 4-bedroom, 2-bath home, perfect for those looking for comfort, convenience, and modern updates. This home has been thoughtfully updated with laminate flooring throughout, providing a sleek, low-maintenance surface that's easy to clean.

Step inside and immediately notice the abundant natural light streaming through the updated windows, enhancing the bright and airy feel of the space. The well-proportioned bedrooms offer ample room for relaxation and personal retreat, while the single bathroom is modern and efficient, designed for both functionality and style. This turn-key home offers fantastic investment potential, whether you're looking for a mortgage helper or a cash-flowing rental property. With a fully finished illegal basement suite and separate entrance, this property gives you options to maximize your returns. The illegal basement suite is a standout feature, complete with its own cozy living room, large kitchen, bedroom, storage and a 4-piece bath. The basement is currently being rented out for \$1095/ month. The basement tenant must be assumed.

One of the key upgrades is the new electrical panel (2024) and 50 gal hot water tank (2021) ensuring the home is not only up to code but also equipped to handle today's modern



demands. This feature adds peace of mind and value, making this home completely move-in ready for the next owner or tenant.

Enjoy your outdoor living space with a North east -facing backyard, complete with a green house, lush lawn, single detached garage and gravel parking pad for your tenant.

Located just minutes from major routes like Stoney Trail and Deerfoot, making it ideal for commuting. Within minutes to , shopping centres with all the amenities you need, and walking distance to schools, playgrounds, and outdoor rinksâ€”perfect for families. Whether you're an investor or a first-time homebuyer, this property offers an incredible opportunity to grow your wealth or start your homeownership journey. Don't miss outâ€”book your showing today!

Built in 1982

Essential Information

MLS® #	A2170084
Price	\$484,900
Sold Price	\$486,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	895
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	41 Erin Ridge Road Se
Subdivision	Erin Woods

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B2W2

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Zero Lot Line
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2024
Date Sold	October 23rd, 2024
Days on Market	17
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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