

# \$475,000 - 28 Erin Ridge Road Se, Calgary

MLS® #A2204057

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,202 sqft  
Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

Welcome to 28 Erin Ridge Road, a perfect residence for those seeking a blend of comfort and affordability in the family-friendly community of Erin Woods.

This home boasts a south-facing yard, ideal for sun-kissed afternoons and serene evenings. Inside, you'll find three spacious bedrooms and 1 full bathroom up plus a half bath on the main floor. The home is complemented by stylish LVP flooring on the main floor, the kitchen is designed with functionality in mind, offering ample storage to keep your culinary essentials organized. It seamlessly connects to a combined dining area, complete with patio doors that lead directly to the yard, creating a seamless transition between indoor and outdoor living spaces. The unfinished basement provides a blank canvas for your creativity, whether you envision a cozy entertainment space or additional living areas.

Erin Woods offers a variety of amenities, including Erin Woods Park with walking trails and sports fields, the Erin Woods Community Centre with recreational facilities, and easy access to major roadways like Peigan Trail and Deerfoot Trail. A short drive away nearby shopping options include Sunridge Mall and International Avenue, known for its diverse array of shops and restaurants. With its inviting layout and promising potential, this home is a rare gem under \$500,000. Don't miss this opportunity to make it your own—schedule a



viewing today!

Built in 1982

### Essential Information

MLS® #	A2204057
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,202
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	28 Erin Ridge Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2W8

### Amenities

Parking	Alley Access, None, On Street
---------	-------------------------------

### Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden, Irregular Lot, Lawn, Level, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.