



GRASSROOTS
REALTY GROUP

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25 Erin Ridge Road SE
Calgary, Alberta

MLS # A2243971



\$504,900

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Erin Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,145 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | |
|--------------------|-----------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Partial, Partially Finished |
| Exterior: | Metal Siding , Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Laminate Counters |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: n/a

Welcome to Your Perfect Family Home in Erin Woods! Step into this beautifully updated and move-in-ready single-family home located in the well-established and family-friendly community of Erin Woods. With upgraded windows throughout, brand new landscaping, and close proximity to all major amenities, this property is a perfect fit for first-time buyers, growing families, or savvy investors! ?? 3 Bedrooms | ?? 1.5 Bathrooms | ?? Private Rear Parking | ?? Partially Finished Basement with Separate Entrance ? Main Floor Features: • Bright and spacious country-style kitchen with modern appliances including a dishwasher • Cozy and functional layout with half bathroom for added convenience • Direct access to your fully fenced, landscaped backyard – ideal for kids, pets, or entertaining • Private rear parking pad with space for two vehicles ? Upper Floor: • Oversized primary bedroom filled with natural light • Two additional bedrooms perfect for family or home office • Spacious 4-piece main bathroom ? Basement Potential: • Separate side entrance for suite or rental potential • Brand new egress windows installed with City of Calgary permits • Framed for a future bedroom and full bathroom • Electrical and plumbing rough-ins already completed – ready for your final touches! ?? Location Perks: • Just 12 minutes to downtown Calgary • Only 5 minutes to Deerfoot Trail for quick and easy commuting • Close to schools, parks, shopping, and public transit Whether you're looking to settle in or invest, this home checks all the boxes for comfort, convenience, and future value. Don't miss your chance to own in one of Calgary's best-value neighborhoods! ?? Book your showing today – this gem won't last long!

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