



GRASSROOTS
REALTY GROUP

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39 erin ridge Road SE
Calgary, Alberta

MLS # A2246859



\$399,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	932 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions:	N/A
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Welcome home to incredible value in Erin Woods! Boasting a total of 1738 Square Feet this detached property is the lowest-priced detached home in the area, making it a fantastic opportunity for first-time buyers or savvy investors. Tucked away on a quiet street and just 1.2 km from a nearby park, it offers the perfect mix of comfort and convenience. Inside, you'll love the gorgeous, fully renovated 5-piece bathroom on the second floor, designed with modern style and quality finishes. The kitchen shines with all stainless steel appliances and a matching sink, giving it a fresh, contemporary look. A finished basement provides versatile extra space—ideal for a rec room, home office, or guest area. Move-in ready and full of potential, this home is a rare find at this price.