



**GRASSROOTS**  
REALTY GROUP

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**133 Erin Ridge Road SE**  
**Calgary, Alberta**

**MLS # A2274344**



**\$514,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

FULLY RENOVATED | SEPARATE ENTRANCE | ILLEGAL BASEMENT SUITE | LOADED WITH UPGRADES | 1,650+ SQFT OF LIVING SPACE | LAUNDRY ON BOTH LEVELS | 4 BEDROOMS & 3 BATHROOMS This beautifully renovated 2-storey home in Erin Woods offers exceptional value and peace of mind with extensive upgrades throughout. Recent updates include: new roof, new gutters, new windows (kitchen + all 3 upstairs bedrooms), newer furnace, brand new main floor appliances including laundry, new light and plumbing fixtures, new kitchen cabinets, and new vinyl flooring throughout. The bright and welcoming main floor features a spacious living room, dedicated dining area, modern upgraded kitchen, and a convenient 3-piece bathroom. Upstairs you'll find three generous bedrooms including a comfortable primary suite along with another full 3-piece bath and its own laundry. The illegal basement suite with separate entrance is fully updated and offers excellent flexibility with a modern kitchen, large rec room, bedroom, 3-piece bath, and separate laundry; ideal for extended family, potential mortgage helper or additional living space. Located in the growing community of Erin Woods, you're close to parks, pathways, schools, and major routes for easy commuting. Move-in ready with smart upgrades and a layout perfect for family living!