



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

MLS # A2300688



\$449,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this affordable detached home in the established Erin Woods community! Offering over 1,100 sq ft of developed living space, this home is perfect for first-time buyers, investors, or anyone seeking a great opportunity in a convenient SE location. The main floor features a bright, functional layout with a spacious living room, a practical kitchen, and a dining area ideal for everyday living and entertaining. Large windows flood the home with natural light, creating a warm, inviting atmosphere throughout. Upstairs, you'll find generously sized bedrooms and a full bathroom, providing comfortable space for the whole family. The lower level offers additional potential for future development to suit your needs. Step outside to a good-sized backyard with plenty of room for outdoor enjoyment, gardening, or entertaining. Conveniently located near schools, parks, shopping, and public transit, with quick access to major roadways, this home offers both comfort and accessibility. A great opportunity to own a detached home at an affordable price—don't miss out!