



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

MLS # A2208628



\$400,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Opportunities like this don't come often — a detached 2-storey home on a 4,359 sq.ft. lot, priced at \$400K! With over 1,100 sq.ft. above grade, this 3-bedroom, 1.5-bath home is move-in ready with tons of upside for the right buyer. The main floor hardwood flooring, functional kitchen and dining layout, and a bright living space. Upstairs offers three well-proportioned bedrooms and a full bath. The basement is unfinished but spacious, offering a great opportunity for future development or storage. The private, fully fenced backyard includes a large deck — great for pets, kids, or quiet evenings outside. Whether you're a first-time buyer, investor, or looking for a sweat-equity project, this is hands-down the best value for a liveable detached home in the city. Nothing else compares at this price point— don't miss your shot!