

# \$424,999 - 39 Erin Ridge Road Se, Calgary

MLS® #A2246859

## \$424,999

2 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.07 Acres

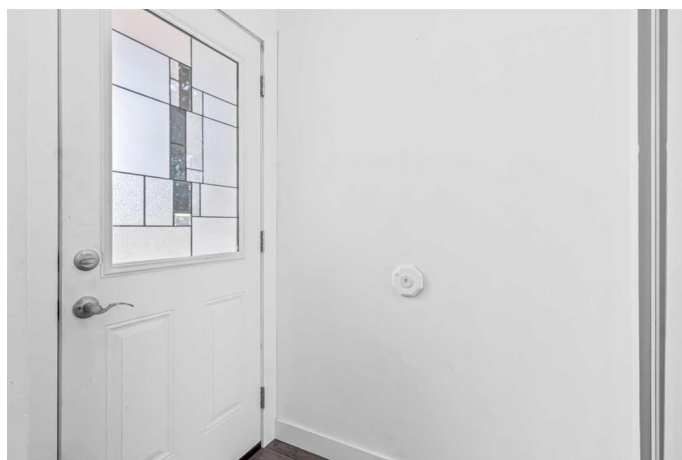
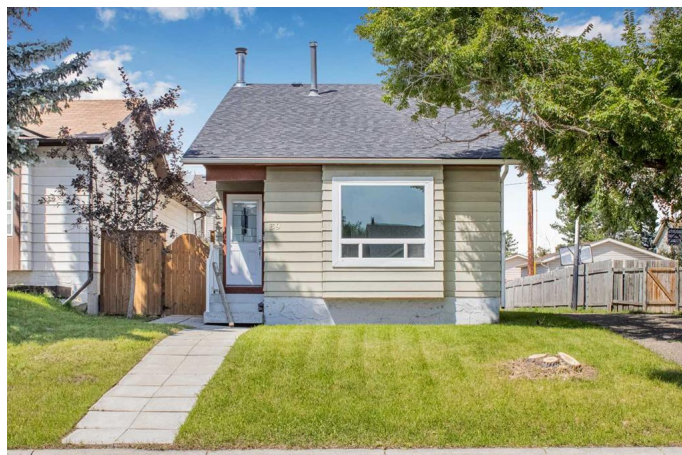
Erin Woods, Calgary, Alberta

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.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246859  |
| Price          | \$424,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 932       |
| Acres          | 0.07      |
| Year Built     | 1982      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 39 Erin Ridge Road Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B2W9                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Jetted Tub                                                                  |
| Appliances        | Built-In Oven, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 6                |

Zoning

R-CG

Listing Details

Listing Office

CIR Realty

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