

# \$489,000 - 25 Erin Ridge Road Se, Calgary

MLS® #A2243971

**\$489,000**

3 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

Welcome to Your Perfect Family Home in Erin Woods!

Step into this beautifully updated and move-in-ready single-family home located in the well-established and family-friendly community of Erin Woods. With upgraded windows throughout, brand new landscaping, and close proximity to all major amenities, this property is a perfect fit for first-time buyers, growing families, or savvy investors!

3 Bedrooms | 1.5 Bathrooms | Private Rear Parking | Partially Finished Basement with Separate Entrance

Main Floor Features:

- Bright and spacious country-style kitchen with modern appliances including a dishwasher

- Cozy and functional layout with half bathroom for added convenience

- Direct access to your fully fenced, landscaped backyard – ideal for kids, pets, or entertaining

- Private rear parking pad with space for two vehicles

Upper Floor:

- Oversized primary bedroom filled with natural light

- Two additional bedrooms perfect for family or home office

- Spacious 4-piece main bathroom



Basement Potential:

- Separate side entrance.
- Brand new egress windows installed with City of Calgary permits
- Framed for a future bedroom and full bathroom
- Electrical and plumbing rough-ins already completed – ready for your final touches!

Location Perks:

- Just 12 minutes to downtown Calgary
- Only 5 minutes to Deerfoot Trail for quick and easy commuting
- Close to schools, parks, shopping, and public transit

Whether you’re looking to settle in or invest, this home checks all the boxes for comfort, convenience, and future value. Don’t miss your chance to own in one of Calgary’s best-value neighborhoods!

Book your showing today – this gem won’t last long!

Built in 1981

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243971    |
| Price          | \$489,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,145       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 Erin Ridge Road Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 2W2               |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Partially Finished, Partial                            |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Courtyard, Playground, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Metal Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 79              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.