$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:
 â€¢ Bright and spacious country-style kitchen with modern appliances including a dishwasher
 â€¢ Cozy and functional layout with half bathroom for added convenience
 â€¢ Direct access to your fully fenced, landscaped backyard â€“ ideal for kids, pets, or entertaining
 â€¢ Private rear parking pad with space for two vehicles

Upper Floor:
 â€¢ Oversized primary bedroom filled with natural light
 â€¢ Two additional bedrooms perfect for family or home office
 â€¢ Spacious 4-piece main bathroom

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

Location Perks:
â€¢ Just 12 minutes to downtown Calgary
â€¢ Only 5 minutes to Deerfoot Trail for quick and easy commuting
â€¢ Close to schools, parks, shopping, and public transit

Whether youâ€™re looking to settle in or invest, this home checks all the boxes for comfort, convenience, and future value. Donâ€™t miss your chance to own in one of Calgaryâ€™s best-value neighborhoods!

Book your showing today â€“ this gem wonâ€™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	Partial, Partially Finished

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	52
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.