

133 Erin Ridge Road SE
Calgary, Alberta

MLS # A2274344



\$514,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions:	N/A
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FULLY RENOVATED | SEPARATE ENTRANCE | ILLEGAL BASEMENT SUITE | LOADED WITH UPGRADES | 1,650+ SQFT OF LIVING SPACE | LAUNDRY ON BOTH LEVELS | 4 BEDROOMS & 3 BATHROOMS This beautifully renovated 2-storey home in Erin Woods offers exceptional value and peace of mind with extensive upgrades throughout. Recent updates include: new roof, new gutters, new windows (kitchen + all 3 upstairs bedrooms), newer furnace, brand new main floor appliances including laundry, new light and plumbing fixtures, new kitchen cabinets, and new vinyl flooring throughout. The bright and welcoming main floor features a spacious living room, dedicated dining area, modern upgraded kitchen, and a convenient 3-piece bathroom. Upstairs you’ll find three generous bedrooms including a comfortable primary suite along with another full 3-piece bath and its own laundry. The illegal basement suite with separate entrance is fully updated and offers excellent flexibility with a modern kitchen, large rec room, bedroom, 3-piece bath, and separate laundry; ideal for extended family, potential mortgage helper or additional living space. Located in the growing community of Erin Woods, you’re close to parks, pathways, schools, and major routes for easy commuting. Move-in ready with smart upgrades and a layout perfect for family living!