

# **\$538,800 - 90 Erin Ridge Road Se, Calgary**

MLS® #A2224644

**\$538,800**

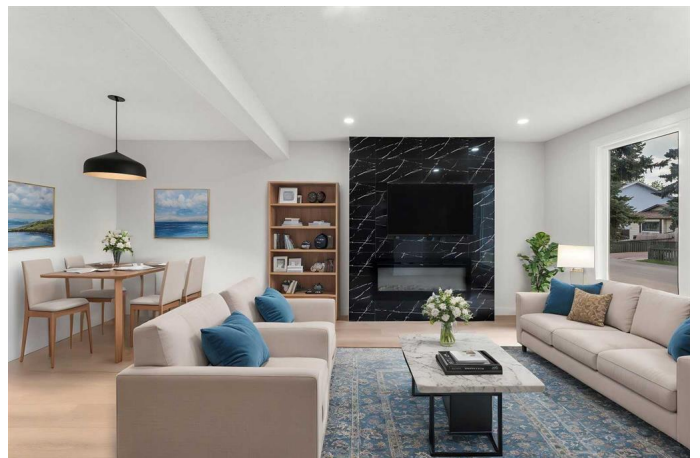
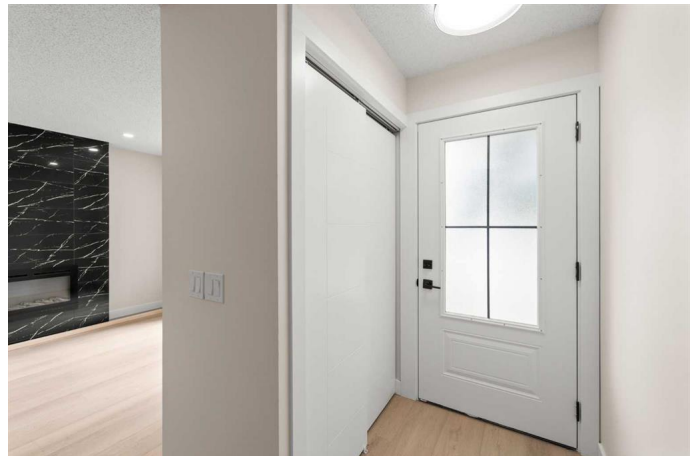
4 Bedroom, 3.00 Bathroom, 1,154 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

FULLY RENOVATED!! SEPARATE ENTRANCE!! ILLEGAL BASEMENT SUITE!! FULL OF UPGRADES!! OVER 1,600 SQFT OF LIVING SPACE!! LAUNDRY ON BOTH LEVELS!! 4 BED 3 BATH!! UPGRADES INCLUDE - NEW ROOF, NEW WINDOWS, NEW GUTTERS, NEW FURNACE AND INSTANT HOT WATER TANK " ALL DONE FOR YOUR PEACE OF MIND!! Welcome to this updated 2-storey detached home in Erin Woods! The main floor offers a bright and spacious living room with a cozy fireplace, perfect for relaxing or entertaining. There's a separate dining area and a modern kitchen featuring new appliances and sleek finishes (Refrigerator will be installed by the seller). A 2PC bath and main-floor laundry with access to the large backyard complete this level " a great setup for convenience and indoor-outdoor living. Upstairs offers three good-sized bedrooms including a primary with a walk-in closet and a 4PC ensuite bath. There are two more bedrooms on this level. The ILLEGAL SUITE BASEMENT with SEPARATE ENTRANCE has a modern kitchen, large rec room, a bedroom, 3PC bathroom and its own laundry. A great location in Erin Woods " a growing neighborhood with parks, pathways, and easy commuting options. MOVE-IN READY WITH SMART UPDATES AND A SETUP THAT WORKS FOR FAMILY!!

Built in 1981



## Essential Information

MLS® #	A2224644
Price	\$538,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	90 Erin Ridge Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2W8

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	19
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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