

\$400,000 - 133 Erin Ridge Road Se, Calgary

MLS® #A2208628

\$400,000

3 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.10 Acres

Erin Woods, Calgary, Alberta

BACK ON MARKET DUE TO FINANCING.

Opportunities like this don't come often – a detached 2-storey home on a 4,359 sq.ft. lot, priced at \$400K! With over 1,100 sq.ft. above grade, this 3-bedroom, 1.5-bath home is move-in ready with tons of upside for the right buyer. The main floor hardwood flooring, functional kitchen and dining layout, and a bright living space. Upstairs offers three well-proportioned bedrooms and a full bath. The basement is unfinished but spacious, offering a great opportunity for future development or storage. The private, fully fenced backyard includes a large deck – great for pets, kids, or quiet evenings outside. Whether you're a first-time buyer, investor, or looking for a sweat-equity project, this is hands-down the best value for a liveable detached home in the city. Nothing else compares at this price point – don't miss your shot!

Built in 1983

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2208628 |
| Price | \$400,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,128 |



| | |
|------------|-------------|
| Acres | 0.10 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 133 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 | See Remarks |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 23 |
| Zoning | R-CG |

Listing Details

Listing Office Greater Property Group

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