

# \$529,900 - 90 Erin Ridge Road Se, Calgary

MLS® #A2231584

**\$529,900**

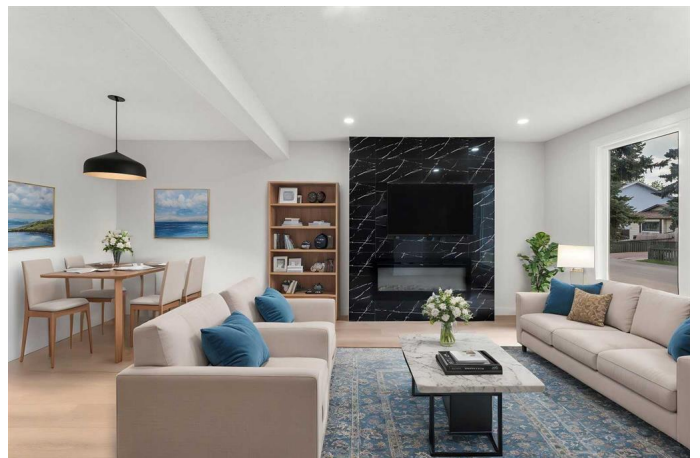
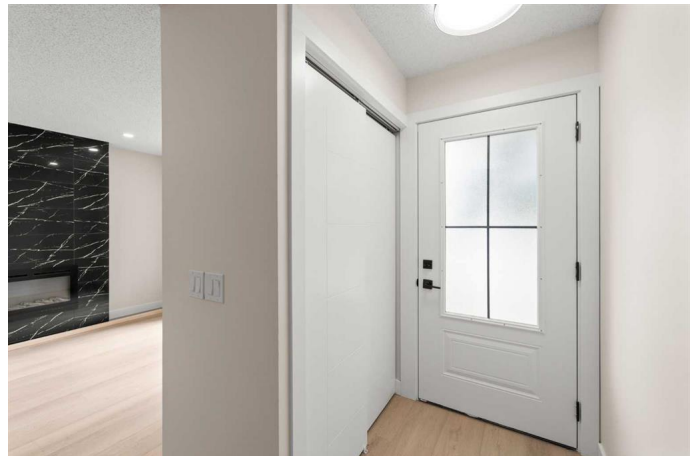
4 Bedroom, 3.00 Bathroom, 1,154 sqft

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® #	A2231584
Price	\$529,900
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	June 16th, 2025
Days on Market	21
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.