

# **\$574,900 - 11 Erin Ridge Road Se, Calgary**

MLS® #A2239437

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

**AESTHETICALLY FULLY RENOVATED!**  
**ILLEGAL BASEMENT SUITE! BACK LANE ACCESS WITH OVERSIZED DETACHED GARAGE!** Welcome to this **FULLY RENOVATED HOME** in the **FAMILY-FRIENDLY COMMUNITY OF ERIN WOODS!** This **2 STOREY HOME** OFFERS **OVER 1600+ SQFT OF LUXURIOUS LIVING SPACE**, all floors in the home is brand new! As you enter this **HOME**, the **MAIN FLOOR** greets you with a **HUGE LIVING ROOM** and **ELECTRIC FIREPLACE COMPLETED WITH TILES** and floating shelves! The **DINING AREA** is designed with nice **FEATURE WALL**, The **KITCHEN** has **BRAND NEW TO CEILING KITCHEN CABINETS**, **KITCHEN ISLAND** with expensive quality **COUNTER-TOP**, **BACK-SPLASH**, **NEW STAINLESS STEEL APPLIANCES**, and **PANTRY**. There is also an additional **2PC BATH** and **LAUNDRY** (all in one/combo washer and dryer) located conveniently on the **MAIN FLOOR**. The **UPPER LEVEL** features **3 HUGE BEDROOMS**, the master bedroom fits a king size bed, has huge walk-in closet and a **4PC BATHROOM!** The **BASEMENT** is **FINISHED AS AN ILLEGAL BASEMENT SUITE (WITH SEPARATE SIDE ENTRANCE)** that features a **HUGE BEDROOM**, **3PC BATHROOM**, **KITCHEN** AND **HUGE LIVING ROOM!** The Home has a huge oversized detached **GARAGE**, insulated and has shelves and cabinets for **STORAGE**. The back has a **BIG DECK** for **RELAXATION/SUMMER**



OUTDOOR ENJOYMENT, NEW FENCE and LANDSCAPE. HOME is located close to the ERIN WOODS SCHOOL, and is Adjacent to the GREEN AREA, has great access to 52 ST SE AND PEIGAN TRAIL SE and is only MINUTES AWAY FROM INTERNATIONAL AVE! ABOUT 15 MINUTES TO DOWNTOWN AND ABOUT 20 MINUTES TO YYC AIRPORT!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239437    |
| Price          | \$574,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,132       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 11 Erin Ridge Road Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 2W2               |

**Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 2                                                                         |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway |

# of Garages 1

## Interior

Interior Features Kitchen Island, Tile Counters  
Appliances Dishwasher, Gas Range, Microwave, Microwave Hood Fan,  
Refrigerator, Washer/Dryer  
Heating Standard  
Cooling Full  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Decorative  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Balcony  
Lot Description Back Yard, Front Yard  
Roof Asphalt Shingle  
Construction Wood Frame, Other  
Foundation Poured Concrete

## Additional Information

Date Listed July 13th, 2025  
Days on Market 4  
Zoning R-C2

## Listing Details

Listing Office Premiere Realty Direct

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.