

# \$489,000 - 18 Erin Ridge Road Se, Calgary

MLS® #A2243458

**\$489,000**

4 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

This is a clean and well-maintained 4-level split home located in Erin Woods. The property features a fully finished and thoughtful layout. On the main floor, you'll find a spacious living room that can be divided into separate areas, such as a living room plus a nook or an office. The kitchen and dining room are also situated on this level, making it convenient for daily living. Upstairs, there are three bedrooms accompanied by a full bathroom. On the third level, you'll discover another full bathroom, a laundry area, and a generous family room with large windows. This level also has a wet bar with a sink. The lowest level offers an additional entertainment area along with a den (or a bedroom without a window). Outside, extensive wood decks cover almost the entire backyard, creating a private retreat. The property includes a detached double garage. It provides quick access to Deerfoot Trail, and a bus stop is just a short walk away. This home is affordable and ready for you to view. Come and make it your own! Virtual Tour is ready for you to tour the property on line.

Built in 1983

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2243458  |
| Price     | \$489,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,099         |
| Acres          | 0.07          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18 Erin Ridge Road Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 2W8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Partial                                                                         |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Other                                                                |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 55              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.