

\$399,000 - 39 Erin Ridge Road Se, Calgary

MLS® #A2246859

\$399,000

2 Bedroom, 2.00 Bathroom, 932 sqft
Residential on 0.07 Acres

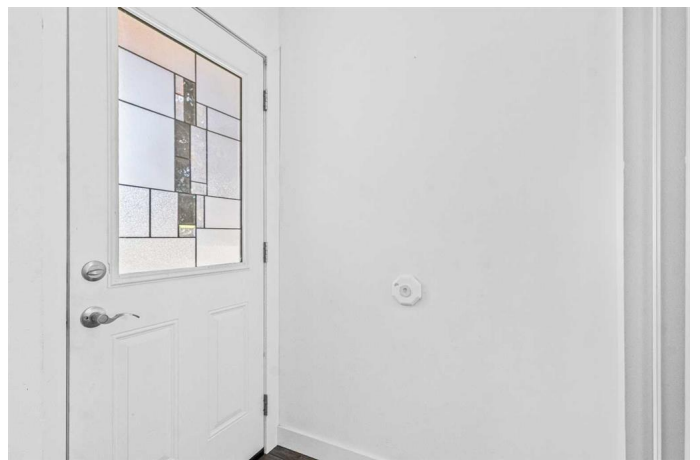
Erin Woods, Calgary, Alberta

Welcome home to incredible value in Erin Woods! Boasting a total of 1738 Square Feet this detached property is the lowest-priced detached home in the area, making it a fantastic opportunity for first-time buyers or savvy investors. Tucked away on a quiet street and just 1.2 km from a nearby park, it offers the perfect mix of comfort and convenience. Inside, you'll love the gorgeous, fully renovated 5-piece bathroom on the second floor, designed with modern style and quality finishes. The kitchen shines with all stainless steel appliances and a matching sink, giving it a fresh, contemporary look. A finished basement provides versatile extra space—ideal for a rec room, home office, or guest area. Move-in ready and full of potential, this home is a rare find at this price.

Built in 1982

Essential Information

MLS® #	A2246859
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	932
Acres	0.07
Year Built	1982



Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	39 Erin Ridge Road Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B2W9

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Jetted Tub
Appliances	Built-In Oven, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	17

Zoning R-CG

Listing Details

Listing Office CIR Realty

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