

# \$499,000 - 18 Erin Ridge Road Se, Calgary

MLS® #A2243458

**\$499,000**

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	\$499,000
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	3
Zoning	R-CG

## **Listing Details**

Listing Office	CIR Realty
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