



THE
A-TEAM

**RE/MAX
FIRST**

165 ERIN RIDGE Road, Calgary T2B 2W2

MLS@#: **A2206287** Area: **Erin Woods** Listing Date: **03/28/25** List Price: **\$524,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **6,436 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,417**
 Low Sqft:
 Ttl Sqft: **1,417**

DOM
11
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,No Neighbours Behind,Street Lighting**
 Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **8111814**

Remarks

Pub Rmks: **Welcome to the vibrant community of Erin Woods! The spacious, HUGE CORNER PIE-SHAPED (Over 6500 sq ft) lot with ALLEY ACCESS immediately grabs your**

attention. There's even enough room to park your RV (or an extra vehicle) at home—what a great way to save on parking costs! Upon entering, you'll notice a generous LIVING ROOM, and further beyond the kitchen, you'll find a large addition that offers an AMAZING FAMILY ROOM. Just a few steps into the kitchen, and you'll appreciate the MODERN, OPEN-CONCEPT feel between the kitchen and family room. The family room is bathed in NATURAL LIGHT, thanks to its abundance of WINDOWS! Looking outside, you'll be impressed by the expansive WRAP-AROUND deck and fenced yard—perfect for kids to play in. Upstairs, you'll discover three wonderful bedrooms and a family bathroom/shower. This home is ideal for a growing family, with a spacious DOUBLE GARAGE, RV PARKING, and a location just a short distance from downtown. The finished basement offers plenty of space for family movie nights and games with friends. Don't miss this incredible opportunity—book your showing today!

Inclusions:

Property Listed By:

NA

PREP Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











ListSimple 165 Erin Ridge Rd SE, Calgary - UPPER 1

Room	Dimensions
Bedroom	10'0" x 11'0"
Bedroom	8'0" x 11'0"
Bedroom	8'0" x 11'0"
Bedroom	8'0" x 11'0"

Client: Cagan-Vik March 12, 2025 JAR # 041293

ListSimple 165 Erin Ridge Rd SE, Calgary - BASEMENT

Room	Dimensions
Playroom	12'0" x 14'0"
Mechanical	7'0" x 10'0"
Unfinished	10'0" x 17'0"
Bedroom	10'0" x 12'0"

Client: Cagan-Vik March 12, 2025 JAR # 041293

ListSimple 165 Erin Ridge Rd SE, Calgary - MAIN

Room	Dimensions
Deck	10'0" x 13'0"
Deck	10'0" x 13'0"
Family/Dining	10'0" x 13'0"
Kitchen	10'0" x 13'0"
Living	10'0" x 13'0"
Entrances	10'0" x 13'0"
Bedroom	10'0" x 13'0"

Client: Cagan-Vik March 12, 2025 JAR # 041293