

**133 Erin Ridge Road SE**  
**Calgary, Alberta**

**MLS # A2208628**



**\$400,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Opportunities like this don't come often &mdash; a detached 2-storey home on a 4,359 sq.ft. lot, priced at \$400K! With over 1,100 sq.ft. above grade, this 3-bedroom, 1.5-bath home is move-in ready with tons of upside for the right buyer. The main floor hardwood flooring, functional kitchen and dining layout, and a bright living space. Upstairs offers three well-proportioned bedrooms and a full bath. The basement is unfinished but spacious, offering a great opportunity for future development or storage. The private, fully fenced backyard includes a large deck &mdash; great for pets, kids, or quiet evenings outside. Whether you're a first-time buyer, investor, or looking for a sweat-equity project, this is hands-down the best value for a liveable detached home in the city. Nothing else compares at this price point&mdash; don't miss your shot!