

780-978-0157
jenniferstudent@me.com

41 Erin Ridge Road SE
Calgary, Alberta

MLS # A2170084



\$484,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	895 sq.ft.	Age:	1982 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Zero Lot Line		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Metal Siding

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Electric Stove x2, Refrigerator x2, Hood Fan x 2

Welcome to this spacious and inviting 4-bedroom, 2-bath home, perfect for those looking for comfort, convenience, and modern updates. This home has been thoughtfully updated with laminate flooring throughout, providing a sleek, low-maintenance surface that's easy to clean. Step inside and immediately notice the abundant natural light streaming through the updated windows, enhancing the bright and airy feel of the space. The well-proportioned bedrooms offer ample room for relaxation and personal retreat, while the single bathroom is modern and efficient, designed for both functionality and style. This turn-key home offers fantastic investment potential, whether you're looking for a mortgage helper or a cash-flowing rental property. With a fully finished illegal basement suite and separate entrance, this property gives you options to maximize your returns. The illegal basement suite is a standout feature, complete with its own cozy living room, large kitchen, bedroom, storage and a 4-piece bath. The basement is currently being rented out for \$1095/ month. The basement tenant must be assumed. One of the key upgrades is the new electrical panel (2024) and 50 gal hot water tank (2021) ensuring the home is not only up to code but also equipped to handle today's modern demands. This feature adds peace of mind and value, making this home completely move-in ready for the next owner or tenant. Enjoy your outdoor living space with a North east-facing backyard, complete with a green house, lush lawn, single detached garage and gravel parking pad for your tenant. Located just minutes from major routes like Stoney Trail and Deerfoot, making it ideal for commuting. Within minutes to , shopping centres with all the amenities you need, and walking distance to schools, playgrounds, and outdoor rinks—perfect for families. Whether you're an

investor or a first-time homebuyer, this property offers an incredible opportunity to grow your wealth or start your homeownership journey. Don't miss out—book your showing today!