

# \$559,900 - 11 Erin Ridge Road Se, Calgary

MLS® #A2239437

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.07 Acres

Erin Woods, Calgary, Alberta

AESTHETICALLY FULLY RENOVATED!  
ILLEGAL BASEMENT SUITE! BACK LANE  
ACCESS WITH OVERSIZED DETACHED  
GARAGE! Welcome to this FULLY  
RENOVATED HOME in the  
FAMILY-FRIENDLY COMMUNITY OF ERIN  
WOODS! This 2 STOREY HOME OFFERS  
OVER 1600+ SQFT OF LUXURIOUS LIVING  
SPACE, all floors in the home is brand new!  
As you enter this HOME, the MAIN FLOOR  
greet you with a HUGE LIVING ROOM and  
ELECTRIC FIREPLACE COMPLETED WITH  
TILES and floating shelves! The DINING  
AREA is designed with nice FEATURE WALL,  
The KITCHEN has BRAND NEW TO CEILING  
KITCHEN CABINETS, KITCHEN ISLAND with  
expensive quality COUNTER-TOP,  
BACK-SPLASH, NEW STAINLESS STEEL  
APPLIANCES, and PANTRY. There is also an  
additional 2PC BATH and LAUNDRY (all in  
one/combo washer and dryer) located  
conveniently on the MAIN FLOOR. The  
UPPER LEVEL features 3 HUGE  
BEDROOMS, the master bedroom fits a king  
size bed, has huge walk-in closet and a 4PC  
BATHROOM! The BASEMENT is FINISHED  
AS AN ILLEGAL BASEMENT SUITE (WITH  
SEPARATE SIDE ENTRANCE) that features a  
HUGE BEDROOM, 3PC BATHROOM,  
KITCHEN AND HUGE LIVING ROOM! The  
Home has a huge oversized detached  
GARAGE, insulated and has shelves and  
cabinets for STORAGE. The back has a BIG  
DECK for RELAXATION/SUMMER



OUTDOOR ENJOYMENT, NEW FENCE and LANDSCAPE. HOME is located close to the ERIN WOODS SCHOOL, and is Adjacent to the GREEN AREA, has great access to 52 ST SE AND PEIGAN TRAIL SE and is only MINUTES AWAY FROM INTERNATIONAL AVE! ABOUT 15 MINUTES TO DOWNTOWN AND ABOUT 20 MINUTES TO YYC AIRPORT!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239437    |
| Price          | \$559,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,132       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 11 Erin Ridge Road Se |
| Subdivision | Erin Woods            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B 2W2               |

**Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 2                                                                         |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway |

# of Garages 1

## Interior

Interior Features Kitchen Island, Tile Counters

Appliances Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Range

Heating Standard

Cooling Full

Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Electric

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Other, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 13th, 2025

Days on Market 22

Zoning R-C2

## Listing Details

Listing Office Premiere Realty Direct

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