



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

MLS # A2305287



\$489,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Private, Reverse Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Refrigerator (in the basement), Storage Sheds x2 (in the side yard), TV (in the basement), Umbrella (in the back yard bolted to the patio).

Live comfortably with privacy on this lovely, quiet street in a home with loads of important upgrades. A short stroll from parks, Erin Woods playground, shopping and schools, this spacious two storey features 3 generous bedrooms, 1 and 1/2 baths, includes \$45,000 invested in recent updates including a newer roof (2019), vinyl windows (2020), with bottom-up-top-down cellular shades (2021), premium, heavy-duty front and back doors, plus screen + glass, locking storm doors (2020), vinyl plank flooring and new baseboards (2022), 2 breezy ceiling fans (primary fan installed in 2025), bedrooms with deep-sleep blackout shades (all curtains and rods included), a large living and dining room with loads of natural light, a full kitchen with modern white cabinetry, subway tile with appliances that were built to last, a nicely finished basement with an included TV and attached entertainment unit, a full washer and dryer, work bench and peg board, an additional refrigerator, plus ample storage! All this on a pie lot with perennials: bleeding hearts, purple lilacs, two storage sheds, outdoor music, a great patio, plus a carport with sensor lighting, making this a very comfortable all season oasis! The large garden umbrella installed on the patio is included and makes beautiful shade from the afternoon sunshine. Request your private viewing today as well kept homes with inclusions like these do not come available often and do not last long when they do! WELCOME HOME.