



GRASSROOTS
REALTY GROUP

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134 Erin Ridge Road SE
Calgary, Alberta

MLS # A2323720



\$525,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shed

Welcome to 134 Erin Ridge Road SE — an incredible opportunity situated on one of the largest lots you'll find in the community. Set on a massive pie-shaped, southwest facing lot spanning nearly 7,300 sq. ft, this property offers endless possibilities for homeowners, investors, and those dreaming of creating additional outdoor or functional living space. Recently refreshed from top to bottom, the home features brand new laminate flooring, plush new carpet, and a fresh coat of paint throughout, providing a clean and move-in ready canvas. The kitchen presents a fantastic opportunity to bring your own vision to life and design the dream space you've always wanted. Upstairs, you'll find three generously sized bedrooms and a well appointed 4-piece bathroom, offering comfortable living for families of all sizes. The fully finished basement adds valuable additional space with a large recreation area, a 3 piece bathroom, laundry area, and a versatile den ideal for a home office, home gym, or guest space. The true standout here is the exceptional sunny SW facing backyard. Whether you envision summer entertaining, a garden oasis, room for the kids and pets to play, or future development opportunities, this oversized lot delivers. With rear lane access and ample space for a future double detached garage, the possibilities are plentiful. The property is zoned R-CG, providing potential for additional residential development options, subject to City of Calgary approval and permitting requirements. Located in the established community of Erin Woods, residents enjoy convenient access to schools, parks, pathways, transit, major roadways including Deerfoot Trail, Peigan Trail and Stoney Trail, as well as nearby shopping and amenities. Offering exceptional lot size, recent updates, and long term potential, this is a property that's hard to replicate at this price point. Book

your private showing today!