

$ 375,000.00

165 ERIN RIDGE ROAD SE CALGARY

https://paulbrinton.com

- 3 beds
- 2 baths
- Detached
- Residential
- Active

EARLY CHRISTMAS FAMILY SPECIAL As soon as you park out front you think, ‘maybe we just found our new family home!’. The large PIE-SHAPED lot with ALLEY ACCESS catches your eye. Wow, even room to park our RV (or extra vehicle) at home ... That'll save money! Stepping inside you...

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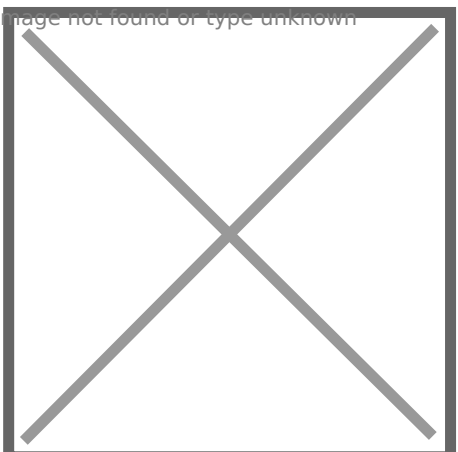

BASIC FACTS

Style: 2 Storey

Post Updated: 2021-12-02 18:14:14

MLS ® #: A1159083

Bathrooms: 2

Type: Detached

Bedrooms Above Grade: 3

Bedrooms: 3

Date added: 11/10/21

Baths Half: 1

Two Piece Bath: 1

Status: Active

Lot size: 6437 sq ft

Area: 0.00 sq ft

Year built: 1981

County Or Parish: Calgary

Parking: Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side, Multiple Driveways, Off Street, RV Access/Parking

CONDO TYPE: Not a Condo

PROPERTY FEATURES

Garage YN: Yes

Total Parking: 4

Fireplace: 1

Flooring: Carpet,Hardwood,Linoleum

Fireplace Features: Gas

Community Features: Park,Schools Nearby,Playground,Street Lights,Shopping Nearby

Exterior Features: Private Yard

Fencing: Fenced

District: CAL Zone E

Cooling: None

Inclusions: Security System

Interior Features: Ceiling Fan(s),Laminate Counters,No Smoking Home

Lot Features: Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting,Pie Shaped Lot,Treed

Roof Type: Asphalt Shingle



Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Full, Unfinished

Laundry features: Main Level

Transaction Type: For Sale

Photo Count: 25

Unit Exposure: NW

Suite: No

Frontage Metres: 6.52M 21`5"

Living Area SF: 1446.57

Structure Type: House

Restrictions: Airspace Restriction,Utility Right Of Way

Levels: Two

Zoning: R-C2

List Price Square Foot: $ 262.48

Rooms Above Grade: 7

Construction Materials: Vinyl Siding,Wood Frame

Foundation: Poured Concrete

Appliances: Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer

Subdivision Name: Erin Woods

Lot Size Acres: 0.15

