



\$ 375,000.00

## 63 ERIN RIDGE ROAD SE CALGARY

<https://paulbrinton.com>

To learn more about this property, click the More Information button below. Great rental property with 2 bedrooms up and 1 bedroom legal suite in basement. Everything is in good condition. The roof, the hot water tank, double garage , the fence and the legal suite in basement have all...

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

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1134775

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-09 12:49:11

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 07/31/21

**Lot size:** 4344 sq ft

**Year built:** 1982

**Parking:** Double Garage Detached, Parking Pad

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Ceramic  
Tile,Hardwood,Laminate,Vinyl

**Exterior Features:** Private Entrance,Private  
Yard

**District:** CAL Zone E

**Interior Features:** Separate Entrance

**Roof Type:** Shingle

**Total Parking:** 6

**Community Features:** Schools  
Nearby,Playground,Sidewalks,Street Lights

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Back Yard,Corner  
Lot,Low Maintenance Landscape,Landscaped

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Suite

**Laundry features:** In Basement, Laundry  
Room

**Levels:** One

**Zoning:** R-C2



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Suite:** Suite - Legal

**Frontage Metres:** 10.36M 34`0"

**Living Area SF:** 902.14

**Structure Type:** House

**Restrictions:** Utility Right Of Way

**List Price Square Foot:** \$ 415.68

**Photo Count:** 7

**Construction Materials:** Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Erin Woods

**Lot Size Acres:** 0.10

