

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

**MLS # A2284198**



# \$400,000

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level, No Neighbours Behind, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Separate Entrance		

**Inclusions:** TV Mount in Bedroom, Backyard Shed, All Window Coverings & Curtain Rods

**\*OPEN HOUSE SATURDAY 1:00-3:00PM\*** Are you feeling the squeeze from current market prices? Is your budget forcing you to only consider condos or townhouses? Here's your opportunity to own the most affordable &move-in ready detached house with 3 bedrooms up in all of Calgary! There's no catch! With no known major repairs needed, this solid bungalow has been lovingly lived in and enjoyed by its current owner for several years. Now the time has come for the next owner to create new memories within its walls. Featuring a classic layout that makes the best use of space, step inside and you're first greeted with a large living room looking out onto the front garden. As you make your way to the back, you'll find a well-appointed kitchen, complete with dining table space. Three bedrooms are found at the end of the hall, with the primary bedroom filling with natural sunlight and giving views to the backyard. In case there's any worry of that summer heat making the bedrooms too hot, the Central Air Conditioner should set your mind at ease! The unfinished basement is clean and tidy, with full-height ceilings that make it an ideal space for future development or storage. Also included is a central vacuum system, and a newer front-load washer and dryer set. A modern 1/4-turn water main shut off valve was just installed and the furnace was just inspected and passed with flying colours! Located on a quiet street, and sitting on a deep, sunny south facing lot, this home is a gardener's dream come true offering a plethora of space to grow all the flowers, vegetables and herbs you could imagine thanks to it's raised garden beds both behind and in front of the home. Have a dog or three? They will LOVE this wonderful space to play in restriction free! Need extra parking for more than one vehicle, or even a

boat, RV, or other toys? The side pass driveway runs the length of the lot and has all the space you'll need. Note the added security of no back alley behind the property, along with all the added privacy that goes with it. The ideal candidate for future growth and expansion, or simply move in and enjoy as is, the possibilities at this home are so many. Either add your dream oversized-double garage (up to approx. 28 feet wide), or develop the basement to accommodate extra living space, bedrooms, bathroom, or perhaps a full suite (subject to municipal permits) which would be easily accessible thanks to the side entrance. Or maybe do it all some day? Ideally located only minutes drive from downtown and a couple blocks from both a playground and Erin Woods Park, you can even ride your bike down to Inglewood and along the river! This home is sure to sell quickly - we can't wait to see you!