



41 Erin Ridge Road Calgary Alberta

\$484,900

Welcome to this spacious and inviting 4-bedroom, 2-bath home, perfect for those looking for comfort, convenience, and modern updates. This home has been thoughtfully updated with laminate flooring throughout, providing a sleek, low-maintenance surface that's easy to clean. Step inside and immediately notice the abundant natural light streaming through the updated windows, enhancing the bright and airy feel of the space. The well-proportioned bedrooms offer ample room for relaxation and personal retreat, while the single bathroom is modern and efficient, designed for both functionality and style. This turn-key home offers fantastic investment potential, whether you're looking for a mortgage helper or a cash-flowing rental property. With a fully finished illegal basement suite and separate entrance, this property gives you options to maximize your returns. The illegal basement suite is a standout feature, complete with its own cozy living room, large kitchen, bedroom, storage and a 4-piece bath. The basement is currently being rented out for \$1095/ month. The basement tenant must be assumed. One of the key upgrades is the new electrical panel (2024) and 50 gal hot water tank (2021) ensuring the home is not only up to code but also equipped to handle today's modern demands. This feature adds peace of mind and value, making this home completely move-in ready for the next owner or tenant. Enjoy your outdoor living space with a North east -facing backyard, complete with a green house, lush lawn, single detached garage and gravel parking pad for your tenant. Located just minutes from major routes like Stoney Trail and Deerfoot, making it ideal for commuting. Within minutes to , shopping centres with all the amenities you need, and walking distance to schools, playgrounds, and outdoor rinks-- perfect for families. Whether you're an investor or a first-time homebuyer, this pr...

4pc Bathroom 6.58 Ft x 4.92 Ft

Kitchen 7.08 Ft x 10.17 Ft

Primary Bedroom 10.33 Ft x 12.17 Ft

Living room 15.08 Ft x 13.33 Ft

4pc Bathroom 4.92 Ft x 7.50 Ft

Bedroom 10.33 Ft x 12.67 Ft

Bedroom 10.25 Ft x 8.33 Ft

Bedroom 8.33 Ft x 9.33 Ft

Dining room 9.58 Ft x 7.75 Ft

Living room/Dining room 15.08 Ft x 13.33 Ft

Kitchen 9.33 Ft x 10.42 Ft

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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca