



17 Erin Ridge Road Calgary Alberta

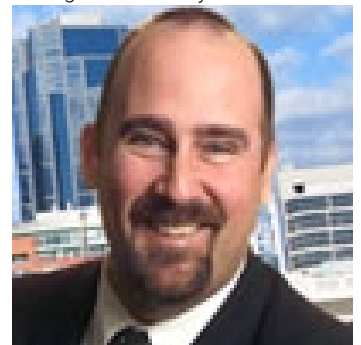
\$375,000

Opportunity awaits in Erin Woods! Priced to sell, this 3-bedroom, 1.5-bathroom home is an excellent opportunity for investors, Flippers or first-time buyers looking to build sweat equity. Offering tons of potential, this property is ready for your ideas and personal touches. NEW ROOF 2025 | NEW FURNACE 2016 | NEW A/C 2016 | NEW HOT WATER TANK ON DEMAND 2016 | Partially finished basement offers room for future development to suit your needs. Enjoy the spacious backyard, complete with a gazebo—perfect for relaxing, entertaining, or creating your own outdoor retreat. Close to parks and conveniently located near Peigan Trail with access to Stoney Trail, this home combines opportunity with everyday accessibility. Whether you're looking for your next renovation project or a home you can update over time, bring your vision and make it your own! (id:6769)

Storage 17.42 Ft x 17.58 Ft
Furnace 13.50 Ft x 17.58 Ft
Living room 13.92 Ft x 11.50 Ft
Kitchen 19.08 Ft x 10.33 Ft
Dining room 10.75 Ft x 6.58 Ft

2pc Bathroom 5.33 Ft x 4.08 Ft
Primary Bedroom 13.75 Ft x 10.17 Ft
Bedroom 10.33 Ft x 10.50 Ft
Bedroom 8.33 Ft x 11.75 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

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