

# \$369,900 - 70 Erin Woods Court Se, Calgary

MLS® #A2251797

**\$369,900**

3 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.02 Acres

Erin Woods, Calgary, Alberta

Welcome to this charming 3-bedroom, 2-bathroom townhouse in the desirable community of Erin Woods. Offering plenty of space for the whole family, this home features a fully finished basement that can be used as a recreation room, office, or extra living area. The private backyard provides a great space to relax, garden, or entertain during the warmer months.

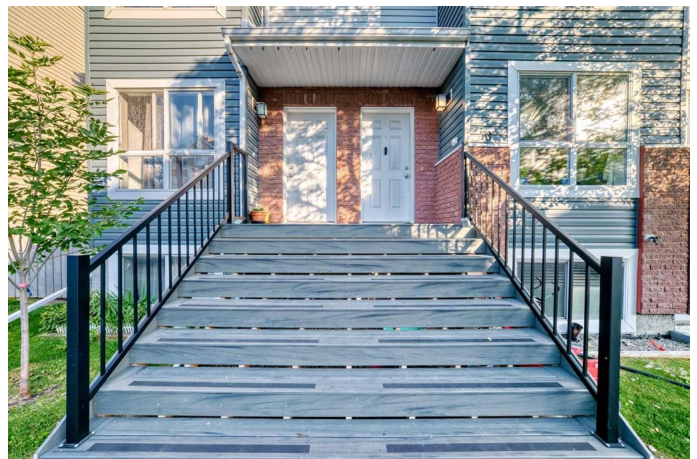
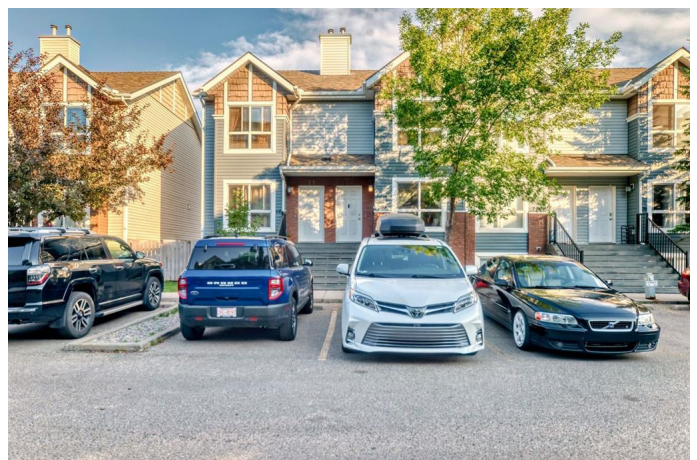
Comfort is top of mind with air conditioning already in place, along with recent upgrades that include a brand new water tank installed in 2025 and a new washer and dryer. The property is in a prime location with quick access to major highways such as Stoney Trail and Deerfoot, making commuting across the city simple and convenient.

This move-in ready home is a perfect choice for first-time buyers, families, or investors looking for a well-maintained property in a great location. CALL YOUR FAVOURITE REALTOR

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251797  |
| Price          | \$369,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 963       |



|            |               |
|------------|---------------|
| Acres      | 0.02          |
| Year Built | 2005          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 70 Erin Woods Court Se |
| Subdivision | Erin Woods             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 3V6                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Parking, Trash                       |
| Parking Spaces | 2                                          |
| Parking        | 220 Volt Wiring, Asphalt, On Street, Stall |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                         |
| Cooling           | Central Air                                                                        |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard           |
| Roof              | Asphalt Shingle                |
| Construction      | Other, Vinyl Siding            |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 21                |

Zoning

M-CG d57

Listing Details

Listing Office

First Place Realty

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