

70 Erin Woods Court SE
Calgary, Alberta

MLS # A2251797

\$369,900

Division:	Erin Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	963 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Asphalt, On Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	M-CG d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: N/A

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