\$269,900 - 1306, 73 Erin Woods Court Se, Calgary

MLS® #A2194372

\$269,900

2 Bedroom, 2.00 Bathroom, 844 sqft Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

SELLER IS MOTIVATED!!

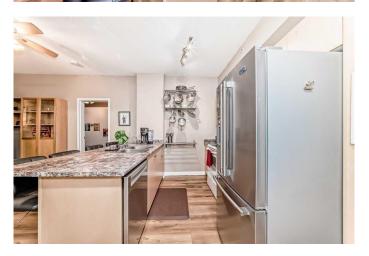
| END UNIT | 2 BEDROOMS | 2 FULL BATHS | TITLED PARKING | QUICK POSSESSION | Welcome to this bright and spacious 2-bedroom, 2-bathroom, 844 sqft end unit in the highly desirable Compass Erin Woods complex! CONDO FEES INCLUDE ALL UTILITIESâ€"water, heat, and electricityâ€"making budgeting easy and stress-free! This well-laid-out home boasts high ceilings, newly installed VINYL flooring throughout the main living areas, and an abundance of natural light. The kitchen features mostly STAINLESS-STEEL APPLIANCES, including a newer Bosch dishwasher, microwave with convection oven capabilities, and a refrigerator with a water dispenser. The countertops were upgraded approximately 5 years ago, adding a modern touch to the space.

The large living room is perfect for relaxation or entertaining, with custom blinds and a door leading to a generous-sized balcony, ideal for enjoying the outdoors. Both bedrooms are located on opposite sides of the unit for privacyâ€"perfect for roommates or guests. The primary bedroom offers a full ensuite and a walk-in closet, plus additional light from being an end unit.

Convenience is key with a stackable WASHER/DRYER in the main 4-piece bathroom. A den at the entryway provides an excellent space for a home office. This unit







includes a titled UNDERGROUND heated PARKING stall, conveniently located next to the ELEVATOR. Enjoy the benefits of a concrete building, which helps reduce noise, and added security features such as well-lit hallways and security cameras at entry points. The patio door is equipped with a doorbell camera offering an additional sense of security!

This is a fantastic opportunity to own in a great community with easy access to amenities and transportation. Don't miss outâ€"book your showing today!

Built in 2006

Essential Information

MLS® # A2194372 Price \$269,900

Bedrooms 2 Bathrooms 2.00

Full Baths 2
Square Footage 844
Acres 0.00
Year Built 2006

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 1306, 73 Erin Woods Court Se

Subdivision Erin Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2B 3V2

Amenities

Amenities Bicycle Storage, Elevator(s), Visitor Parking

Parking Spaces '

Parking Stall, Underground, Titled

Interior

Interior Features Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating In Floor

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 13th, 2025

Days on Market 48

Zoning M-C2

Listing Details

Listing Office RE/MAX Landan Real Estate

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