

\$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 UTILITIES—water, heat, and electricity—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 privacy—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 out—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
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Parking Spaces	1
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	50
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Landan Real Estate
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