# \$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!!**

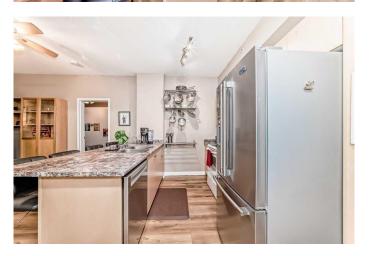
| END UNIT | 2 BEDROOMS | 2 FULL BATHS | TITLED PARKING | QUICK POSSESSION | Welcome to this bright and spacious 2-bedroom, 2-bathroom, 844 sqft end unit in the highly desirable Compass Erin Woods complex! CONDO FEES INCLUDE ALL UTILITIESâ€"water, heat, and electricityâ€"making budgeting easy and stress-free! 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 51

Zoning M-C2

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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