

# \$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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