

# \$369,900 - 70 Erin Woods Court Se, Calgary

MLS® #A2251797

**\$369,900**

3 Bedroom, 2.00 Bathroom, 963 sqft  
Residential on 0.02 Acres

Erin Woods, Calgary, Alberta

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.

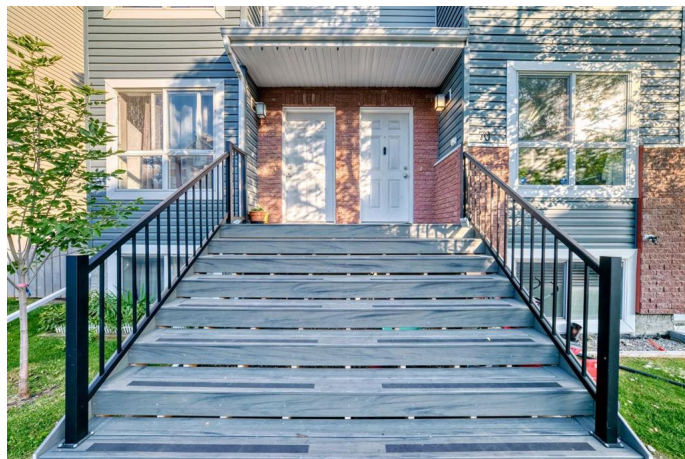
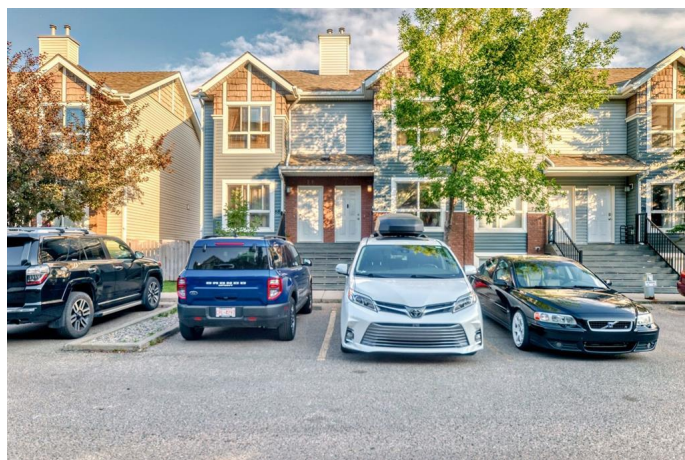
Comfort is top of mind with air conditioning already in place, along with recent upgrades that include a brand new water tank installed in 2025 and a new washer and dryer. The property is in a prime location with quick access to major highways such as Stoney Trail and Deerfoot, making commuting across 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

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251797  |
| Price          | \$369,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 963       |



|            |               |
|------------|---------------|
| Acres      | 0.02          |
| Year Built | 2005          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 70 Erin Woods Court Se |
| Subdivision | Erin Woods             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 3V6                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Parking, Trash                       |
| Parking Spaces | 2                                          |
| Parking        | 220 Volt Wiring, Asphalt, On Street, Stall |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                         |
| Cooling           | Central Air                                                                        |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard           |
| Roof              | Asphalt Shingle                |
| Construction      | Other, Vinyl Siding            |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 7                 |

Zoning

M-CG d57

Listing Details

Listing Office

First Place Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.