



**GRASSROOTS**  
REALTY GROUP

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**70 Erin Woods Court SE**  
**Calgary, Alberta**

**MLS # A2251797**



**\$369,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Asphalt, On Street, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	M-CG d57
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage		

**Inclusions:** N/A

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