



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 ERIN WOODS Court, Calgary T2B3V6**

MLS® #: **A2163103**      Area: **Erin Woods**      Listing Date: **09/05/24**      List Price: **\$365,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **904 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **822**  
 Low Sqft:  
 Ttl Sqft: **822**

DOM

**13**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 10`10"	Kitchen With Eating Area	Main	15`6" x 11`1"
Bedroom - Primary	Upper	11`11" x 11`2"	Bedroom	Upper	10`11" x 10`10"
4pc Bathroom	Upper		Game Room	Basement	10`2" x 10`10"
4pc Bathroom	Basement		Bedroom	Basement	10`6" x 10`10"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$284

Fee Simple

M-CG d57

Fee Freq:

Monthly

Legal Desc: 0510533

Remarks

Pub Rmks: **Outstanding value for this fully finished townhome, with the convenience of a dedicated parking stall right outside the front door. Enjoy a sunny, south-facing yard that's fully fenced, offering both privacy and outdoor space. This unit boasts a prime location with low condo fees, making it an affordable choice. Step inside to an open-concept main floor featuring rich laminate floors and large windows that flood the space with natural light, creating a bright and airy atmosphere. Upstairs, you'll find two spacious bedrooms separated by a 4-piece bathroom, offering comfort and privacy. The fully finished basement adds even more living space, including a generously sized bedroom, an additional full bathroom, and a cozy family room—perfect for a growing family or guests. With major routes nearby, commuting is a breeze. This home is a fantastic opportunity for first-time buyers or those seeking a practical, well-designed living space. Book your showing today.**

Inclusions: **None**

Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









