

1107, 73 Erin Woods Court SE
Calgary, Alberta

MLS # A2203191



\$215,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Erin Woods | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 561 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 489 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Open Floorplan | | |

Inclusions: N/A

Move-In Ready Upgraded Ground Floor Unit! Welcome to this beautifully maintained and professionally managed complex in Erin Woods. This freshly updated unit is ready for immediate possession, featuring an open-concept layout with 9-foot ceilings. Updates include brand-new LVP flooring and carpet in the bedroom. Fresh new coat of paint plus new countertops, and direct access to a private patio overlooking the courtyard make this one an easy choice. The kitchen is designed for both style and function, complete with a large island, eat-up breakfast bar. The spacious bedroom offers a large window that floods the room with natural light, creating a bright and inviting space. This quiet building is well-maintained and protected by security cameras for peace of mind. Additional features include in-suite laundry and a titled parking stall in the heated, secure underground parkade. Your condo fees cover all utilities, making this a truly hassle-free home! Conveniently located with quick access to major routes including Deerfoot, Stoney, Glenmore, Peigan, and Memorial Drive. Don't miss this fantastic opportunity—book your private showing today!