

**1107, 73 Erin Woods Court SE  
Calgary, Alberta**

**MLS # A2238714**

# \$199,900



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

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

**Inclusions:** N/A

Check out this awesome condo only minutes from downtown. 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. Photos have been digitally staged to show a few different layout options. Don't miss this fantastic opportunity—book your private showing today!