

1303, 73 Erin Woods Court SE  
Calgary, Alberta

MLS # A2273203



# \$208,000

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	557 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island		

**Inclusions:** n/a

Welcome to a unique opportunity in the quiet, family friendly neighbourhood of Erin Woods. This property is a COURT ORDERED SALE and presents a home with solid potential, ideal for buyers with vision. With some care and creativity, this property could be beautifully transformed, making it a wonderful investment for those eager to bring new life to a well situated residence with effortless access to downtown Calgary and all major routes including Deerfoot, Stoney, Glenmore and Peigan Trail.