

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

## MLS # A2257323



# \$187,500

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <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 |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Looking for the perfect balance of value, convenience, and community? This freshly updated condo delivers it all. Nestled in a quiet, family-friendly neighborhood, you'll enjoy quick access to downtown Calgary and major roadways—including Deerfoot, Stoney, Glenmore, Peigan, and Memorial—making commuting a breeze. Inside, this move-in-ready home features 9-foot ceilings and a bright, open-concept layout. Recent updates include brand-new luxury vinyl plank flooring, plush carpet in the bedroom, fresh paint, and stylish new countertops. The kitchen is both functional and inviting with a large island and eat-up breakfast bar—ideal for casual meals or entertaining. Relax in the spacious bedroom with a large window that fills the space with natural light, or step outside to your private patio overlooking the peaceful courtyard. Additional perks include in-suite laundry, a titled parking stall in the heated underground parkade, and the peace of mind of a secure, well-maintained building. Bonus: Your condo fees cover all utilities, keeping your monthly costs low and predictable. Whether you're a first-time buyer, investor, or downsizer, this home offers unbeatable affordability and convenience. Photos are digitally staged to showcase layout possibilities—book your private showing today and see for yourself!