

**1206, 73 Erin Woods Court SE**  
**Calgary, Alberta**

**MLS # A2306910**



**\$190,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erin Woods                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 560 sq.ft.                         | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Titled                      |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                               |                   |           |
|--------------------|-------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor                      | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Tile, Vinyl                   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 475    |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Concrete, Mixed, Vinyl Siding | <b>Zoning:</b>    | M-C2 d204 |
| <b>Foundation:</b> | -                             | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Kitchen Island                |                   |           |

**Inclusions:** N/A

Welcome to this stunning and very well-maintained main-floor condominium unit in Compass Erin Woods, SE Calgary! This charming 1-bedroom home offers a nice private patio entrance, an open-concept layout, 9-ft ceilings, in-floor heating, gorgeous vinyl flooring, bright neutral paint and the quiet benefits of concrete construction. The living room is bright and airy with its big window that brings in lots of natural light. It has a modern kitchen that features a nice and functional island, stainless steel appliances, dark countertops and beautiful cabinetry. It has one very spacious bedroom with a big closet and a window that fills the room with natural light every day. The 4 piece bathroom is immaculate and there is washer and dryer for your laundry. It's conveniently located near parking and loading access so you'll never need to use an elevator. It is also close to schools, stores and restaurants. Condo fees already include all utilities! Book an appointment now to view your future home!