

3206, 73 Erin Woods Court SE
Calgary, Alberta

MLS # A2314164



\$185,000

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2 d204
Foundation:	-	Utilities:	-
Features:	French Door, Granite Counters, Kitchen Island, No Animal Home		

Inclusions: N/A

Welcome to Compass Erin Woods! This beautifully maintained 1 -bedroom condo offers incredible value with a bright, open concept layout and titled underground parking in a secure concrete building. Located on the third floor, this home features large windows and sunny southeast-facing balcony that fills the space with natural light. Thoughtfully designed kitchen showcases granite countertops, modern lighting and plenty of cabinet space, flowing seamlessly into the spacious living area with engineered hardwood flooring. A versatile nook beside the kitchen is perfect for a dining area. The generous bedroom features updated French doors, while the stylish bathroom includes granite counters and relaxing soaker tub. Enjoy the convenience of condo fees that include ALL utilities, plus secure heated underground parking. Ideally located with a quick access to Deerfoot Trail, Stoney Trail, downtown Calgary, shopping , transit and major industrial areas. Whether you're a first time home buyer, downsizer or investor this is an excellent opportunity to won a move-in ready home in a well managed complex.