

**2213, 73 Erin Woods Court
 Calgary, Alberta**

MLS # A2336354



\$249,900

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Parkade, Parking Pad, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2 d204
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: Tv bracket

2 PARKING STALLS | PRIVATE LOCKABLE STORAGE | ALL UTILITIES INCLUDED More than just a condo this beautifully renovated home offers features that are hard to find all together. The bright, open concept main floor has a clean, modern feel with a renovated kitchen featuring quartz countertops, fresh paint, updated lighting and smooth ceilings with no popcorn. You'll also have 1 underground + 1 outdoor parking stall, plus a large private storage room conveniently located beside the underground stall. The spacious bedroom easily accommodates a king-size bed with room for a home office, while peaceful patio views add to the comfortable feel of the home. Enjoy the benefits of a well-maintained concrete building with excellent sound insulation, monitored building and underground parking, and plenty of visitor parking.