

**1108, 73 Erin Woods Court SE  
 Calgary, Alberta**

**MLS # A2337670**



**\$170,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erin Woods                                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                   |
| <b>Size:</b>     | 502 sq.ft.                                   | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 1                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Underground                   |               |                   |
| <b>Lot Size:</b> | -                                            |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, Low Maintenance Landscape |               |                   |

|                    |                                                                                 |                   |           |
|--------------------|---------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor                                                                        | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                             | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | \$ 463    |
| <b>Basement:</b>   | -                                                                               | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                 | <b>Zoning:</b>    | M-C2 d204 |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Elevator, Granite Counters, No Smoking Home, Quartz Counters, Separate Entrance |                   |           |

**Inclusions:** storage unit off kitchen

This bright and inviting one-bedroom home with In-suite laundry offers exceptional value, featuring a smart floor plan with a flexible BONUS AREA ideal for a home office. The suite enjoys a private patio overlooking peaceful GREEN space, giving you a calm, private outdoor retreat. The kitchen is upgraded with modern QUARTZ counters, adding a clean, contemporary touch. The building is well maintained with secure UNDERGROUND parking, and the condo fees include ALL UTILITIES &mdash; even electricity for effortless budgeting. Whether you're a first-time buyer, downsizer, or investor, this is a clean, well-cared-for unit in a friendly SE Calgary community that delivers easy living and outstanding affordability. Call your favorite agent to view today. Virtual tour linked for your convenience.