



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2238714



\$199,900

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: N/A

Check out this awesome condo only minutes from downtown. This freshly updated unit is ready for immediate possession, featuring an open-concept layout with 9-foot ceilings. Updates include brand-new LVP flooring and carpet in the bedroom. Fresh new coat of paint plus new countertops, and direct access to a private patio overlooking the courtyard make this one an easy choice. The kitchen is designed for both style and function, complete with a large island, eat-up breakfast bar. The spacious bedroom offers a large window that floods the room with natural light, creating a bright and inviting space. This quiet building is well-maintained and protected by security cameras for peace of mind. Additional features include in-suite laundry and a titled parking stall in the heated, secure underground parkade. Your condo fees cover all utilities, making this a truly hassle-free home! Conveniently located with quick access to major routes including Deerfoot, Stoney, Glenmore, Peigan, and Memorial Drive. Photos have been digitally staged to show a few different layout options. Don't miss this fantastic opportunity—book your private showing today!