



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2257323**



**\$187,500**

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

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

**Inclusions:** N/A

Looking for the perfect balance of value, convenience, and community? This freshly updated condo delivers it all. Nestled in a quiet, family-friendly neighborhood, you'll enjoy quick access to downtown Calgary and major roadways—including Deerfoot, Stoney, Glenmore, Peigan, and Memorial—making commuting a breeze. Inside, this move-in-ready home features 9-foot ceilings and a bright, open-concept layout. Recent updates include brand-new luxury vinyl plank flooring, plush carpet in the bedroom, fresh paint, and stylish new countertops. The kitchen is both functional and inviting with a large island and eat-up breakfast bar—ideal for casual meals or entertaining. Relax in the spacious bedroom with a large window that fills the space with natural light, or step outside to your private patio overlooking the peaceful courtyard. Additional perks include in-suite laundry, a titled parking stall in the heated underground parkade, and the peace of mind of a secure, well-maintained building. Bonus: Your condo fees cover all utilities, keeping your monthly costs low and predictable. Whether you're a first-time buyer, investor, or downsizer, this home offers unbeatable affordability and convenience. Photos are digitally staged to showcase layout possibilities—book your private showing today and see for yourself!