



GRASSROOTS
REALTY GROUP

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**3309, 73 Erin Woods Court SE
Calgary, Alberta**

MLS # A2275840



\$200,000

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2 d204
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

Amazing VALUE for this great condo with a large BALCONY overlooking the courtyard. This BEAUTIFUL and well-maintained unit features an OPEN layout with 9-foot ceilings — perfect for living and entertaining. The kitchen features a large eating bar overlooking the dining area and living room. The spacious living room has patio doors that lead to your BALCONY. The large bedroom has a walk-in closet and a sitting area, or plenty of room to set up a home office. There is also INSUITE LAUNDRY and storage. This unit comes with a titled PARKING STALL just steps from the main entrance. This condo is perfect for first-time buyers, downsizing, or investors. Condo fees include heat, electricity, water, and more. The concrete building offers a nice, quiet place to come home to, with a welcoming lobby. Excellent location! Close to shopping, transit, amenities, and easy access to major roadways. Only minutes to downtown. Don’t miss out on this great condo at an affordable price!