



2213, 73 Erin Woods Court SE
Calgary, Alberta

MLS # A2148991



\$225,000

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	503 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2 d204
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: White Storage Pantry. TV is Negotiable.

Welcome to your new home! This beautifully renovated condo is the epitome of modern living. Step inside and be greeted by an open concept layout, featuring all-new stainless steel appliances, new kitchen and bathroom flooring, contemporary lighting, fresh paint, new backsplash, quartz counters and a chic new bathroom vanity. The kitchen area flows seamlessly into a spacious living room, with tall ceilings adding to the light and bright atmosphere. Off the living room, you will find the primary bedroom is generously sized, featuring a large closet and extra space by the window, ideal for a home office or reading corner. Step out onto the recently refreshed balcony for a view of the green space – perfect for your morning coffee or evening relaxation. Convenience is at your doorstep with this unit's prime location - Just a short walk to transit and quick access to Deerfoot and Stoney Trail, and only 10-15 minutes to downtown. What truly sets this condo apart is the parking and storage - It comes with TWO titled parking stalls – one secure underground stall and one surface stall – along with a separate storage room (not a cage!), providing plenty of space for all your belongings. Adding to the convenience, your condo fee includes ALL utilities aside from cable/internet! Don't miss the chance to make this stunning condo your new home and be sure to check out the 3D virtual tour. Call your Realtor to book a private showing before it's gone!