



**1304, 73 Erin Woods Court SE
Calgary, Alberta**

MLS # A2150572



\$220,000

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	656 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C2 d204
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Closet in bathroom

This condo is in a prime location, with quick access to Deerfoot Trail and Peigan Trail, just 15 minutes from downtown, and surrounded by plenty of shopping options. Interior features include 9-foot ceilings, a well-appointed kitchen with ample cabinet space, functional appliances including a refrigerator, stove, and microwave. The centre island with sink provides additional counter space, perfect for meal prep and casual dining. Enjoy the convenience of an in-unit laundry equipped with a stacked washer and dryer, making laundry days a breeze. Easy cleaning with laminate flooring throughout. Condo fees include heat, electricity, and water. The unit has an open floor plan that allows natural light to fill the space. It's move-in ready, and comes with 1 titled parking stall.