



**4307, 73 Erin Woods Court SE
Calgary, Alberta**

MLS # A2150780



\$314,900

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	846 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d204
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Furniture can be negotiated

TOP FLOOR | END UNIT | FULLY RENOVATED | 2 BEDS 2 FULL BATHS | TITLED UNDERGROUND | TITLED STORAGE LOCKER |
Welcome to this stunning unit in a very secure and well-managed complex Compass Erinwoods. This rate Top Floor, Corner Unit is located at a very unique spot in the building. Inside the unit, you will find 2 good sized bedrooms, 4pcs common bathroom, and another 4pcs ensuite. Modern open space throughout the living room to kitchen. The unit is fully renovated with new vinyl flooring, counter top, newer bathroom, newer washer/dryer, newer painted. On top of that, the unit has a 9-foot ceiling and in-floor heating which makes the unit very warm and cozy. The building itself is a concrete building enhancing privacy and reducing most of the noise between units. Strong management company with a very healthy reserve fund. Condo fees including all of your utilities (water, electricity, heating, sewer, garbage collection). This unit is a perfect fit for first time home buyers or investors !