



**1306, 73 Erin Woods Court SE  
Calgary, Alberta**

**MLS # A2194372**



**\$279,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Ikea wardrobe in primary, stainless kitchen shelving

Welcome to this bright and spacious 2-bedroom, 2-full-bathroom, 844 sqft corner unit in the highly desirable Compass Erin Woods complex! This well-laid-out home boasts high ceilings, newly installed vinyl flooring throughout the main living areas, and an abundance of natural light. The kitchen features mostly stainless steel appliances, including a newer Bosch dishwasher, microwave with convection oven capabilities, and a refrigerator with a water dispenser. The countertops were upgraded approximately 5 years ago, adding a modern touch to the space. The large living room is perfect for relaxation or entertaining, with custom blinds and a door leading to a generous-sized balcony, ideal for enjoying the outdoors. Both bedrooms are located on opposite sides of the unit for privacy&mdash;perfect for roommates or guests. The primary bedroom offers a full ensuite and a walk-in closet, plus additional light from being an end unit. Convenience is key with a stackable washer/dryer in the main 4-piece bathroom. A den at the entryway provides an excellent space for a home office. This unit includes a titled underground heated parking stall, conveniently located next to the elevator. Enjoy the benefits of a concrete building, which helps reduce noise, and added security features such as well-lit hallways and security cameras at entry points. This is a fantastic opportunity to own in a great community with easy access to amenities and transportation. Don&rsquo;t miss out&mdash;book your showing today