

1107, 73 Erin Woods Court SE
Calgary, Alberta

MLS # A2257323



\$187,500

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: N/A

Looking for the perfect balance of value, convenience, and community? This freshly updated condo delivers it all. Nestled in a quiet, family-friendly neighborhood, you'll enjoy quick access to downtown Calgary and major roadways—including Deerfoot, Stoney, Glenmore, Peigan, and Memorial—making commuting a breeze. Inside, this move-in-ready home features 9-foot ceilings and a bright, open-concept layout. Recent updates include brand-new luxury vinyl plank flooring, plush carpet in the bedroom, fresh paint, and stylish new countertops. The kitchen is both functional and inviting with a large island and eat-up breakfast bar—ideal for casual meals or entertaining. Relax in the spacious bedroom with a large window that fills the space with natural light, or step outside to your private patio overlooking the peaceful courtyard. Additional perks include in-suite laundry, a titled parking stall in the heated underground parkade, and the peace of mind of a secure, well-maintained building. Bonus: Your condo fees cover all utilities, keeping your monthly costs low and predictable. Whether you're a first-time buyer, investor, or downsizer, this home offers unbeatable affordability and convenience. Photos are digitally staged to showcase layout possibilities—book your private showing today and see for yourself!