

**3309, 73 Erin Woods Court SE  
Calgary, Alberta**
**MLS # A2275840**

# \$200,000



<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2 d204
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		
<b>Inclusions:</b>	n/a		

Amazing VALUE for this great condo with a large BALCONY overlooking the courtyard. This BEAUTIFUL and well-maintained unit features an OPEN layout with 9-foot ceilings — perfect for living and entertaining. The kitchen features a large eating bar overlooking the dining area and living room. The spacious living room has patio doors that lead to your BALCONY. The large bedroom has a walk-in closet and a sitting area, or plenty of room to set up a home office. There is also INSUITE LAUNDRY and storage. This unit comes with a titled PARKING STALL just steps from the main entrance. This condo is perfect for first-time buyers, downsizing, or investors. Condo fees include heat, electricity, water, and more. The concrete building offers a nice, quiet place to come home to, with a welcoming lobby. Excellent location! Close to shopping, transit, amenities, and easy access to major roadways. Only minutes to downtown. Don't miss out on this great condo at an affordable price!