

1107, 73 Erin Woods Court SE  
Calgary, Alberta

MLS # A2257323



\$187,500



|                    |                                                             |                   |                   |
|--------------------|-------------------------------------------------------------|-------------------|-------------------|
| <b>Division:</b>   | Erin Woods                                                  |                   |                   |
| <b>Type:</b>       | Residential/Low Rise (2-4 stories)                          |                   |                   |
| <b>Style:</b>      | Apartment-Single Level Unit                                 |                   |                   |
| <b>Size:</b>       | 561 sq.ft.                                                  | <b>Age:</b>       | 2006 (19 yrs old) |
| <b>Beds:</b>       | 1                                                           | <b>Baths:</b>     | 1                 |
| <b>Garage:</b>     | Guest, Heated Garage, Parkade, Secured, Titled, Underground |                   |                   |
| <b>Lot Size:</b>   | -                                                           |                   |                   |
| <b>Lot Feat:</b>   | -                                                           |                   |                   |
|                    |                                                             |                   |                   |
| <b>Heating:</b>    | In Floor, Natural Gas                                       | <b>Water:</b>     | -                 |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                         | <b>Sewer:</b>     | -                 |
| <b>Roof:</b>       | -                                                           | <b>Condo Fee:</b> | \$ 489            |
| <b>Basement:</b>   | -                                                           | <b>LLD:</b>       | -                 |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding                               | <b>Zoning:</b>    | M-C2              |
| <b>Foundation:</b> | -                                                           | <b>Utilities:</b> | -                 |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan              |                   |                   |
|                    |                                                             |                   |                   |
| <b>Inclusions:</b> | 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!