



GRASSROOTS
REALTY GROUP

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1103, 73 Erin Woods Court SE
Calgary, Alberta

MLS # A2312016



\$220,000

Division:	Erin Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	M-C2 d204
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: None

Welcome to main-floor condo unit. Offering comfort, convenience, This 1-bedroom unit is perfect for first-time buyers, downsizers, or investors. a bright open-concept layout featuring 9-foot ceilings, stylish vinyl flooring, neutral tones, and the added peace and quiet of concrete construction. The spacious living room is filled with natural light through the large window, creating a warm and inviting atmosphere. Kitchen is functional and complete with a central island, ideal for everyday living and entertaining. The generously sized bedroom features a large closet and oversized window that keeps the space bright throughout the day. Include a spotless 4-piece bathroom, in-suite washer and dryer, and a private patio entrance for added accessibility and convenience. Located close to corner parking which is larger than and loading access, this unit allows easy entry without the need for elevators. Building has security systems and each unit has buzzer to allow guest access, There are guest parking spots available, Management provides 24x7 emergency service. Enjoy a fantastic location close to schools, shopping, restaurants, and everyday amenities. Best of all, condo fees include all utilities, making ownership simple and affordable. Book your private showing today and discover your future home in Compass Erin Woods