



## 73 Erin Woods Court Calgary Alberta

\$195,000

Check out this awesome condo only minutes from downtown. This freshly updated unit is ready for immediate possession, featuring an open-concept layout with 9-foot ceilings. Updates include brand-new LVP flooring and carpet in the bedroom. Fresh new coat of paint plus new countertops, and direct access to a private patio overlooking the courtyard make this one an easy choice. The kitchen is designed for both style and function, complete with a large island, eat-up breakfast bar. The spacious bedroom offers a large window that floods the room with natural light, creating a bright and inviting space. This quiet building is well-maintained and protected by security cameras for peace of mind. Additional features include in-suite laundry and a titled parking stall in the heated, secure underground parkade. Your condo fees cover all utilities, making this a truly hassle-free home! Conveniently located with quick access to major routes including Deerfoot, Stoney, Glenmore, Peigan, and Memorial Drive. Photos have been digitally staged to show a few different layout options. Don't miss this fantastic opportunity--book your private showing today! (id:6769)

4pc Bathroom 4.92 Ft x 8.25 Ft

Primary Bedroom 11.17 Ft x 13.17 Ft

Kitchen 15.00 Ft x 12.67 Ft

Living room 10.75 Ft x 18.00 Ft

Listing Presented By:



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Royal LePage Mission Real Estate

<http://www.hanneynelson.com/>



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