

# \$187,500 - 1107, 73 Erin Woods Court Se, Calgary

MLS® #A2257323

**\$187,500**

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Erin Woods, Calgary, Alberta

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!

Built in 2006



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257323          |
| Price          | \$187,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 561               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1107, 73 Erin Woods Court Se |
| Subdivision | Erin Woods                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2B 3V2                      |

## Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Elevator(s), Playground, Storage, Visitor Parking, Service Elevator(s) |
| Parking Spaces | 1                                                                      |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground, Guest            |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | In Floor, Natural Gas                                   |
| Cooling           | None                                                    |
| # of Stories      | 4                                                       |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Construction      | Brick, Concrete, Vinyl Siding |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 10                   |
| Zoning         | M-C2                 |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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