

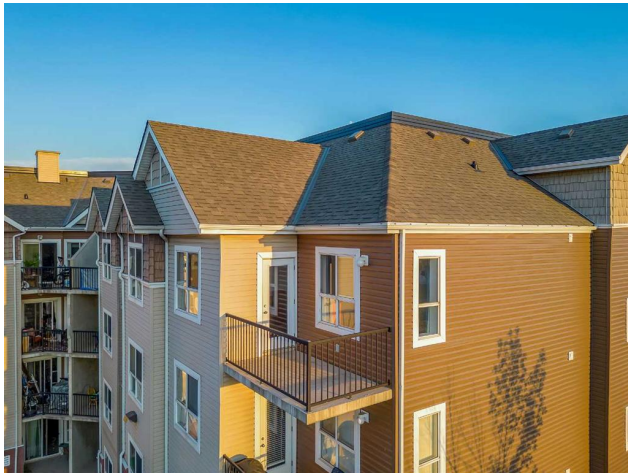


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 ERIN WOODS Court #4307, Calgary T2B 3V2**

MLS® #: **A2150780**      Area: **Erin Woods**      Listing Date: **07/18/24**      List Price: **\$314,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$100, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2006**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **845**  
 Low Sqft:  
 Ttl Sqft: **845**

DOM

**60**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>13`4" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`9" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`6" x 9`8"</b>

Legal/Tax/Financial

Condo Fee: **\$670**      Title: **Fee Simple**      Zoning: **M-C2 d204**

Fee Freq:  
**Monthly**

Legal Desc: **0611635**

Remarks

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Pub Rmks: **TOP FLOOR | END UNIT | FULLY RENOVATED | 2 BEDS 2 FULL BATHS | TITLED UNDERGROUND | TITLED STORAGE LOCKER | Welcome to this stunning unit in a very secure and well-managed complex Compass Erinwoods. This rate Top Floor, Corner Unit is located at a very unique spot in the building. Inside the unit, you will find 2 good sized bedrooms, 4pcs common bathroom, and another 4pcs ensuite. Modern open space throughout the living room to kitchen. The unit is fully renovated with new vinyl flooring, counter top, newer bathroom, newer washer/dryer, newer painted. On top of that, the unit has a 9-foot ceiling and in-floor heating which makes the unit very warm and cozy. The building itself is a concrete building enhancing privacy and reducing most of the noise between units. Strong management company with a very healthy reserve fund. Condo fees including all of your utilities ( water, electricity, heating, sewer, garbage collection). This unit is a perfect fit for first time home buyers or investors !**

Inclusions: **Furniture can be negotiated**

Property Listed By: **CIR Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**