



THE
A-TEAM

**RE/MAX
FIRST**

73 ERIN WOODS Court #4306, Calgary T2B 3V2

MLS®#: **A2171053** Area: **Erin Woods** Listing Date: **10/05/24** List Price: **\$298,900**
 Status: **Active** County: **Calgary** Change: **-\$100, 03-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

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

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Playground**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Laminate Counters,No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`11" x 11`2"	4pc Bathroom	Main	4`11" x 10`9"
Den	Main	7`4" x 7`4"	Bedroom - Primary	Main	9`9" x 12`4"
4pc Ensuite bath	Main	9`10" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$640** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Legal Desc:

0611635

Monthly

Remarks

Pub Rmks:

TOP FLOOR AND CORNER UNIT | 2 BEDS 2 BATHS | UNDERGROUND PARKING | CONDO FEE COVER ALL UTILITIES | Amazing chance to get into real estate market in Calgary with this top floor and end unit with stunning unobstructed mountain views. Open concept with large entry space which you can use for a den or office room. Two spacious bedrooms with a master with 4 piece en-suite along with a walkthrough closet. Upgrade engineered flooring and vinyl plank. Convenient underground parking of your own stall and lots of visitor parking. This Building is very well-managed, safe and quite. Condo fee covers almost all utilities. It's great place for a small family.

Inclusions:

As Appliances

Property Listed By:

CIR Realty

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





